

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L/Sqft/Ac
1	P1-12396	S	3431 9th AVE	LA		PRO	2	\$61,200		\$755,000	\$353.13	2138	1962/ASR	5,600/0.12
2	23254521	S	422 E Fairview BLVD	ING	101	STD	2			\$1,100,000	\$598.48	1838	1925/ASR	5,984/0.13
3	PF23039204	S	3402 W 108th ST	ING	102	STD	2	\$79,200		\$1,020,000	\$560.44	1820	1964/ASR	6,021/0.1382
4	SB22150096	S	1726 W 145th ST	GR	118	STD,TRUS	2	\$0		\$760,000	\$285.61	2661	1890/ASR	7,928/0.182
5	SB23056701	S	404 19th ST	MANH	142	STD	2	\$0		\$5,100,000	\$1,152.02	4427	1998/ASR	2,697/0.0619
6	23241243	S	839 Lakme AVE	WILM	196	STD	2			\$605,000	\$324.05	1867/A	1913/ASR	8,631/0.19
7	DW22213337	S	1305 E Pacific Coast Highway	WILM	196	STD	2	\$52,800		\$670,000	\$440.79	1520	2006/BLD	2,003/0.046
8	DW22145112	S	9850 Giovane ST	ELM	619	STD	2	\$64,560		\$845,000	\$317.79	2659	1951/ASR	10,809/0.2481
9	CV22186048	S	5236 Cogswell RD	ELM	619	STD	2	\$40,800		\$1,280,000	\$580.50	2205	1965/PUB	22,048/0.5062
10	SR23068596	S	1134 Irving AVE	GD	626	TRUS	2	\$24,000		\$1,045,000	\$655.17	1595	1923/ASR	6,764/0.1553
11	SB23063545	S	1423 E Garfield AVE	GD	628	STD	2	\$50,100		\$1,300,000	\$415.60	3128	1928/ASR	6,517/0.1496
12	MB23029921	S	5622 Raber ST	HDPK	632	STD	2	\$66,000		\$860,000	\$463.86	1854	1912/ASR	6,645/0.1525
13	DW23075968	S	1677 1681 Sierra Bonita AVE	PAS	646	STD	2	\$0		\$1,275,000	\$1,245.12	1024	2023/BLD	3,600/0.0826
14	23248627	S	3102 Isabel AVE	RSMO	651	STD	2			\$1,250,000	\$472.23	2647	1926	12,790/0.29
15	GD23054550	S	10509 Wilsey AVE	TUJ	659	STD	2	\$66,000	5	\$1,000,000	\$666.67	1500	1936/ASR	6,707/0.154
16	PW23027173	S	10256 Elmore AVE	WH	670	STD	2	\$73,200		\$970,000	\$475.49	2040	1948/ASR	9,964/0.2287
17	DW23039849	S	1201 W 88th ST	LA	699	STD	2	\$13,200		\$621,500	\$490.14	1268	1921/PUB	3,727/0.0856
18	23241781	S	804 Pacific AVE	VEN	C11	STD	2			\$1,726,750	\$866.84	1992	1922	2,386/0.05
19	23258811	S	1401 Innes PL	VEN	C11	STD	2			\$1,975,000	\$1,246.84	1584	1955	2,405/0.05
20	23261933	S	225 Howland Canal	VEN	C11	STD	2			\$2,595,000	\$1,751.01	1482	1921	2,489/0.06
21	SB22259058	S	2923 S Western AVE	LA	C16	STD	2	\$0		\$1,100,000	\$441.94	2489	1914/ASR	7,542/0.1731
22	CV22031950	S	1133 Keniston AVE	LA	C17	STD	2	\$5,800		\$1,250,000	\$598.37	2089	1923/ASR	7,000/0.1607
23	23261529	S	4520 W 11th PL	LA	HPK	STD	2			\$1,580,000	\$613.35	2576	1923	4,387/0.1
24	DW23027290	S	1123 Carmona AVE	LA	C19	TRUS	2	\$0		\$1,116,000	\$510.99	2184	1924/ASR	5,000/0.1148
25	23249591	S	939 S Ogden DR	LA	C19	STD	2			\$1,750,000	\$580.05	3017	1926	7,234/0.16
26	23238535	S	1163 Hi Point ST	LA	C19	STD	2			\$2,000,000	\$616.52	3244	1929	6,500/0.14
27	23243855	S	8280 W 4th ST	LA	C19	STD	2			\$2,120,000	\$522.17	4060/T	1931	6,247/0.14
28	23256667	S	2138 Santa Ynez ST	LA	671	STD	2			\$825,000	\$703.92	1172	1921	4,991/0.11
29	PF23055151	S	620 N Coronado ST	LA	671	STD	2	\$53,880		\$1,210,000	\$651.94	1856	1922/ASR	6,783/0.1557
30	23257939	S	4323 Denker AVE	LA	C34	PRO	2			\$575,000	\$353.63	1626	1922	6,179/0.14
31	DW23036033	S	1824 E 85th ST	LA	C37	STD	2	\$0		\$855,000	\$393.65	2172	1953/ASR	6,000/0.1377
32	DW23042126	S	1234 E 76th ST	LA	C37	STD	2	\$0		\$870,000	\$566.41	1536	1927/ASR	4,724/0.1084
33	DW22254182	S	3728 3726 Paloma ST	LA	C42	STD	2	\$0		\$510,000	\$442.71	1152	1924/PUB	4,309/0.0989
34	SB23033735	S	612 E 43rd ST	LA	C42	STD	2	\$36,564	4	\$726,375	\$294.20	2469	1912/ASR	5,760/0.1322
35	V1-17147	S	1545 E 56th ST	LA	C42	STD	2	\$1		\$850,000	\$380.14	2236	2009	5,333/0.12
36	23256559	S	1556 Helen DR	LA	ELA	STD	2			\$725,000	\$435.70	1664	1926	4,440/0.1
37	RS23058183	S	17628 Roseton AVE	ART	RC	STD	2	\$12,300		\$992,013	\$662.22	1498	1945/ASR	8,955/0.2056
38	230008501SD	S	12026 Orange Street	NWK			3	\$0	0	\$1,005,000			1981	
39	SR23071524	S	235 E Orlando WAY	CVN	614	STD	3	\$70,800		\$1,549,000	\$369.43	4193	1977/ASR	7,800/0.1791
40	AR22227707	S	874 E Ladera ST	PAS	645	STD	3	\$0		\$1,150,000	\$548.14	2098	1929/ASR	5,928/0.1361
41	CV22259774	S	4903 W 98th ST	ING	699	STD,TRUS	3	\$54,000		\$910,000	\$429.04	2121	1947/ASR	7,849/0.1802
42	WS23031169	S	3107 Gleason AVE	LA	BOYH	STD	3	\$70,200		\$1,037,500	\$527.72	1966	1952/PUB	6,149/0.1412
43	23256819	S	12203 Falkirk LN	LA	C06	STD	3			\$2,050,000	\$697.04	2941	1946	6,960/0.15
44	23254349	S	1965 Park Grove AVE	LA	C42	STD	3			\$810,000	\$311.06	2604	1898	6,564/0.15
45	DW23043312	S	2101 242 St.	LOM	121	STD	4	\$0		\$1,500,000	\$580.50	2584	1937/ASR	19,651/0.4511
46	CV22238747	S	5622 Monterey RD	HDPK	632	STD	4	\$0		\$1,100,000	\$413.22	2662	1947/ASR	8,069/0.1852
47	CV23061479	S	733 San Francisco AVE	POM	687	STD	4	\$57,264		\$960,000	\$357.14	2688	1951/ASR	10,776/0.2474
48	CV23029055	S	15220 S White AVE	CMP	699	STD	4	\$86,217		\$995,000	\$329.91	3016	1960/ASR	4,872/0.1118
49	23254109	S	811 N CROFT AVE	LA	C10	STD	4			\$2,650,000	\$659.86	4016	1938	6,500/0.14
50	23252073	S	2015 17th ST	SM	C14	STD	4			\$1,550,000	\$525.07	2952	1939	6,813/0.15
51	QC23018495	S	545 N Oakland AVE	PAS	645	STD	5	\$144,600		\$1,956,235	\$559.40	3497	1908/ASR	11,796/0.2708
52	23236145	S	4018 W 133rd ST	HAWT	109	STD	6		3	\$1,750,000	\$263.16	6650/E	1962/EST	8,702/0.19
53	SB23070133	S	16200 S Ainsworth ST	GR	116	STD	6	\$87,432	4	\$1,170,000	\$232.60	5030	1963/ASR	6,752/0.155
54	DW23022365	S	39 N Sierra Bonita AVE	PAS	647	STD	6	\$98,136	3	\$1,730,000	\$425.58	4065	1924/PUB	10,607/0.2435
55	22206142	S	6108 Alcott ST	LA	C09	STD	6		3	\$2,280,000	\$437.62	5210	1961	5,999/0.13
56	23247289	S	1016 W 102nd ST	LA	C36	STD	6		7	\$1,240,000	\$341.22	3634	1950	8,305/0.19
57	SR23009723	S	3840 Baldwin AVE	ELM	619	PRO	7	\$131,040		\$1,700,000	\$401.32	4236	1951/ASR	26,240/0.6024
58	23256647	S	210 S Fuller AVE	LA	C19	STD	8		3	\$3,225,000	\$343.96	9376	1930	7,334/0.16
59	AR23019187	S	714 Prospect AVE	SPAS	658	STD	10	\$0	0	\$4,450,000	\$458.57	9704	1963/ASR	11,994/0.2753
60	23245289	S	811 S Union AVE	LA	C42	STD	30		4	\$3,200,000	\$184.29	17364	1906	7,495/0.17

Closed

• Duplex

3431 9th Ave

• Los Angeles 90018

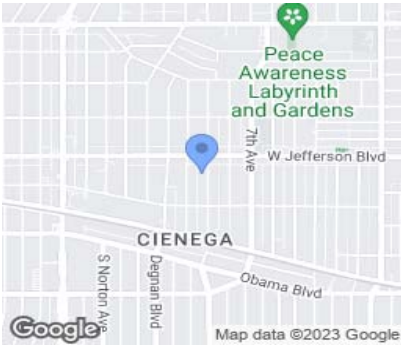
2 units • \$399,950/unit • 2,138 sqft • 5,600 sqft lot • \$353.13/sqft • Built in 1962

Cross Streets Jefferson Blvd & 9th Ave

List / Sold: \$799,900/\$755,000

83 days on the market

Listing ID: P1-12396



Excellent opportunity to own 2 homes on one lot in Jefferson Park. The front unit consists of a 2-bedroom 1 bathroom unit separate from the back house. The back house is a 3-bedroom 2-bathroom unit with alley access and additional parking. Just minutes from major freeways and shops and eateries make this investment ideally located in a prime and upcoming area. Property will need some work but and is being sold AS IS.

Facts & Features

- Sold On 05/17/2023
 - Original List Price of \$985,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air, See Remarks
 - Heating: Wall Furnace, See Remarks
- Laundry: See Remarks
 - \$61200 Gross Scheduled Income
 - \$48960 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Family Room, All Bedrooms Down, Main Floor Master Bedroom, Laundry
 - Floor: Carpet, See Remarks, Laminate
- Appliances: None

Exterior

- Lot Features: Back Yard, Sprinklers None, Level, Front Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Wrought Iron, Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,502
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02128396
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$2,400	\$2,400	\$2,800
2:		3	2	1	Unfurnished	\$2,700	\$2,700	\$3,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Probate Listing sale
 - Rent Controlled
- Los Angeles County
 - Parcel # 5044014010

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

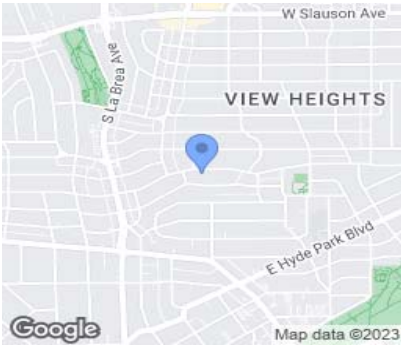
CUSTOMER FULL: Residential Income LISTING ID: P1-12396

Printed: 05/21/2023 7:00:32 AM

Closed •

422 E Fairview Blvd • Inglewood 90302
2 units • \$550,000/unit • 1,838 sqft • 5,984 sqft lot • \$598.48/sqft •
Built in 1925
Just E. of Overhill

List / Sold:
\$1,100,000/\$1,100,000
12 days on the market
Listing ID: 23254521



Wonderful duplex with VACANT front unit. The front unit is an adorable 3 bedroom + 1.5 bathroom home and the back unit is a 1 bedroom + 1 bathroom guest house. The entire property has been lovingly upgraded with new bamboo and tile floors, newer windows, and tastefully remodeled bathrooms and kitchens. There is central AC in the front house and the back unit has 2 mini-splits that heat and cool the home. There is a detached storage room that could double as a gym or an office and there's a lovely backyard that overlooks a greenbelt. The back unit is tenant occupied and the rent being collected is \$1942.00 per mos. This idyllic, tranquil, N. Inglewood neighborhood is conveniently nearby the Forum, SoFi Stadium, Crenshaw/LAX Line and minutes from Downtown Inglewood & neighborhood hot spots such as, Hilltop Coffee & Kitchen, Rusty Pot Cafe, 3 Weavers Brewery, The Wood Urban Kitchen, Fiesta Martin and more. Fantastic opportunity!

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$1,100,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$62904 Net Operating Income

Interior

- Floor: Tile, Bamboo
- Appliances: Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$3,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$3,600
2:	1	1	1		Unfurnished	\$1,942	\$1,942	\$1,942
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4014005036

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23254521

Printed: 05/21/2023 7:00:32 AM

Closed • Duplex

3402 W 108th St • Inglewood 90303
2 units • \$532,500/unit • 1,820 sqft • 6,021 sqft lot • \$560.44/sqft •
Built in 1964
108th Street and Crenshaw Blvd

List / Sold:
\$1,065,000/\$1,020,000 ↓
14 days on the market
Listing ID: PF23039204



Experience the ultimate in contemporary living in this stunningly renovated duplex, situated in the highly coveted neighborhood of Inglewood. Located just minutes away from Sofi Stadium, Hollywood Park, and numerous local attractions, this property is perfectly positioned for entertainment and leisure. Featuring two spacious bedrooms and one stylishly updated bathroom in each unit, this property has been tastefully reimaged to provide the ideal backdrop for modern living. The sleek and sophisticated kitchen boasts new cabinets, exquisite quartz countertops, and updated light fixtures, providing the perfect setting for culinary exploration and entertaining. The interior has been thoughtfully curated to create a harmonious and inviting space, with a fresh coat of paint throughout, complementing the luxurious laminate wood flooring. The outdoor space offers ample room for hosting gatherings, and the spacious garage provides convenient and secure parking for each unit. Don't miss out on the chance to own this exceptional property, offering the perfect blend of location, style, and functionality. Embrace the lifestyle you deserve and make this dream home a reality.

Facts & Features

- Sold On 05/17/2023
- Original List Price of \$1,065,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- \$8,190 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- \$79200 Gross Scheduled Income
- \$76656 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Appliances: Gas Oven, Gas Range, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,544
- Electric: \$776.40
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,461
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$307
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$3,300
2:	1	2	1	2	Unfurnished	\$0	\$0	\$3,300

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4031002023

Michael Lembeck
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Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$799,950/\$760,000** ↓

1726 W 145th St • Gardena 90247

197 days on the market

2 units • \$399,975/unit • 2,661 sqft • 7,928 sqft lot • \$285.61/sqft •

Listing ID: SB22150096

Built in 1890

South of Rosecrans, East of Western Ave



Awesome two units for sale and perfect for an owner occupied property. Just add a little TLC, live in one and rent the other unit. Property have large living space of 2662 sq ft and front unit have 4 bedrooms, large living room and spacious kitchen which was just vacated. Back unit features 2 bedrooms and 1 bath. Property boast a large lot of 7928 sq ft and have ample parking between units and room to add bedroom or ADU (Check with the city). Its a Trust Sale and sellers are motivated!

Facts & Features

- Sold On 05/19/2023
 - Original List Price of \$859,000
 - 2 Buildings
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$599 (Estimated)
- 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01526567
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1	0	Unfurnished	\$0	\$0	\$3,300
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard, Trust sale
 - Rent Controlled
- 118 - Pacific Square area
 - Los Angeles County
 - Parcel # 6103014047

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Single Family Residence

List / Sold:
\$4,995,000/\$5,100,000 ↑

404 19th St • Manhattan Beach 90266

6 days on the market

2 units • \$2,497,500/unit • 4,427 sqft • 2,697 sqft lot • \$1152.02/sqft •
Built in 1998

Listing ID: SB23056701

19th St Walkstreet



Views, Views, Views...Huge Ocean Views! Amazing 5bd 5.5bth 4427 Sq ft "Ocean View" Walkstreet home. This property is very unique as it features a 3bd 3.5bth main house PLUS a 2bd 2.5bth income unit. Perfectly perched at the top of 19th St, this unique property is light bright, and drenched in sunlight. The main house features SUPERIOR Ocean Views and an open floorpan with hardwood floors, gourmet kitchen w/granite counter tops and stainless steel appliances, 2 fireplaces, 4 car garage and carport. You will love how the Walkstreet level opens to a spacious outdoor patio area with built in grill and plenty of room for entertaining and soaking in the warm Southern California Sun. There is also an attached 2bd 2.5bth (Townhouse Style) Income unit that has new carpet, new paint, two decks and an open layout with some great ocean views. This extremely desirable location is just a short stroll to downtown Manhattan Beach and a stone's throw from the Manhattan Beach Tennis Courts and Live Oak Park. If all of that weren't enough, you are just a hop, skip and jump from the Manhattan Beach Strand. Leave your car in the garage as you can walk to everything (shoes are optional!). This property has it all! Hurry, this will not last.

Facts & Features

- Sold On 05/17/2023
- Original List Price of \$4,995,000
- 1 Buildings
- Levels: One, Three Or More
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Master Bedroom, Master Suite

Exterior

- Lot Features: Walkstreet
- Sewer: None

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01834818
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	4	Unfurnished	\$0	\$0	\$15,000
2:	1	2	3	1	Unfurnished	\$0	\$0	\$8,000

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4178021002

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$595,000/\$605,000** ↑

839 Lakme Ave • Wilmington 90744

50 days on the market

2 units • \$297,500/unit • 1,867 sqft • 8,631 sqft lot • \$324.05/sqft •

Listing ID: 23241243

Built in 1913

North of Anaheim and East of Marine



Terrific owner-user two homes on a lot! Both homes are tenant occupied on month to month lease terms with substantial rental upside. Live in one and rent out the other or just operate as an investment property! Each home comes with washer/dryer hookups inside. Tenants pay ALL utilities. Please drive by only and do not disturb the tenants!

Facts & Features

- Sold On 05/16/2023
 - Original List Price of \$595,000
 - 2 Buildings
- \$17288 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$10,560
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,130	\$1,130	\$2,600
2:	1	2	1		Unfurnished	\$1,262	\$1,262	\$2,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 196 - East Wilmington area
 - Los Angeles County
 - Parcel # 7423011011

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

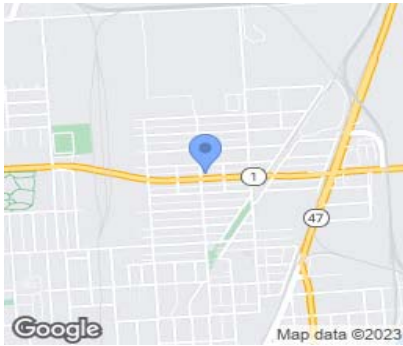
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$660,000/\$670,000** ↓

1305 E Pacific Coast Highway • Wilmington 90744
2 units • \$330,000/unit • 1,520 sqft • 2,003 sqft lot • \$440.79/sqft •
Built in 2006
West on PCH & Watson Ave,

184 days on the market
Listing ID: DW22213337



WELCOME TO THIS PERFECT INVESTMENT PROEPRTY, THIS IS A 2006 YEAR BUILT TWO STORY DUPLEX BUILT BY OF LA'S MOST REPUTABLE BUILDERS, BOTH UNITS ARE 2-BEDS 1- BATH EACH WITH A TWO CAR ATTACHED GARAGE, BOTTOM UNIT IS TENANT OCCUPIED THE OTHER IS FULLY UP-GRADED, NEW FLOORING, FRESHLY PAINTED INSIDE AND OUT, NEW CUSTOM KITCHEN CABINETS WITH QUARTZ COUNTER TOPS, A FULLY UPGRADED, OVER RANGE MICROWAVE, BATHROOM, NEW LED LIGHTING, NEW DOUBLE PANE WINDOWS & DOORS, PROPERTY IS WELL SECURE, VERY LOW MAINTENCE, NO LANDSCAPING TO UP KEEP, PERFECT LOCATION NEAR LONG BEACH AND SAN PEDRO PORTS, EASY ACCESS TO 710FWY & 110FWY NO RENT CONTROL PROPERTY, ALLEY ACCESS, GREAT INVESTMENT PROPERTY AS A RENTAL OR AS YOUR FIRST PURCHASE WITH RENTAL INCOME TO HELP WITH MORTGAGE PAYMENT.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$675,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Combination, ENERGY STAR Qualified Equipment
- \$8,032 (Public Records)
- \$52800 Gross Scheduled Income
- \$41828 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,972
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01968349
- Gardener:
- Licenses: 90
- Insurance: \$450
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,749	\$20,988	\$2,600
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio:
- Ranges: 0
- Refrigerator: 0
- Wall AC: 2

Additional Information

- Standard sale
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7426017013

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

9850 Giovane St • El Monte 91733

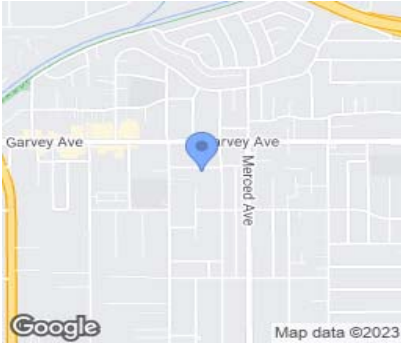
2 units • \$450,000/unit • 2,659 sqft • 10,809 sqft lot • \$317.79/sqft •

Built in 1951

144 days on the market

Listing ID: DW22145112

South of Garvey Ave., West of Merced Ave., North of Rush St



BACK ON THE MARKET!! BACK ON THE MARKET!!! Excellent investment opportunity in El Monte. 2 detached Units featuring 4 bedrooms, 1bath, 3bedrooms, 1 bath. Approximately 2,659 square feet of living space and 10,809 square feet lot size. Room to build one more unit. This property has one driveway for all tenants to park inside the property. Borderline with Rosemead and San Gabriel. Property offers growth and stability for any type of investor. Near 10 Fwy and 605 Fwy, Schools, Rio Hondo College, Shopping Centers, Markets, Restaurants. Great opportunity for first time Buyer to live in one and rent the other unit. Do not miss this great opportunity! PLEASE DO NOT DISTURB OCCUPANTS!

Facts & Features

- Sold On 05/19/2023
 - Original List Price of \$900,000
 - 2 Buildings
 - 0 Total parking spaces
 - 0 Total carport spaces
 - \$0 (Assessor)
- \$64560 Gross Scheduled Income
 - \$38334 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Level, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,226
 - Electric: \$9,600.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,600
 - Cable TV: 00953648
 - Gardener:
 - Licenses:
- Insurance: \$12,046
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,500
 - Other Expense: \$1,800
 - Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1	0	Unfurnished	\$1,950	\$1,950	\$2,500
2:	1	3	1	0	Unfurnished	\$1,450	\$1,450	\$2,300

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8102004007

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold:

\$1,350,000/\$1,280,000 ↓

116 days on the market

Listing ID: CV22186048

5236 Cogswell Rd • El Monte 91732
2 units • \$675,000/unit • 2,205 sqft • 22,048 sqft lot • \$580.50/sqft •
Built in 1965

From 605 FWY exit Lower Azusa Rd-travel west to Cogswell. Cross Streets: Celine & Hemlock



ATTENTION ALL INVESTORS!!! WHAT A GREAT OPPORTUNITY WITH SO MUCH POTENTIAL, POTENTIAL, POTENTIAL. Two separate units on a HUGE LOT with POTENTIAL for 3rd and possibly a 4th Unit. Rare to find income property that has been well maintained inside and out. Front house 3 bed/2 bath 1,402 sqft with an attached 2 car garage. Rear house 2 bed/1 bath 803 sq.ft with an attached 2 car garage. Both homes have private patios. Huge concrete driveway to accommodate multiple vehicles. It also includes a custom sliding entry gate into the property. Both units have separate water, gas & electric meters. The rear portion of the parcel (where the storage shed is located) has a 3rd separate water meter. Dynamite North El Monte location is close to schools, stores, and freeways. DRIVE BY ONLY- DO NOT APPROACH TENANTS. BOTH units have long-term tenants. Dwelling and lot S.F. is approximate per tax roll. Buyer to verify.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- 14 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- \$40800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,056
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,256
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,500	\$1,300	\$2,428
2:	1	3	2	2	Unfurnished	\$2,100	\$2,100	\$2,841

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8541024032

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

1134 Irving Ave • Glendale 91201
2 units • \$525,000/unit • 1,595 sqft • 6,764 sqft lot • \$655.17/sqft •
Built in 1923
East of Alameda

List / Sold:
\$1,050,000/\$1,045,000 ↓
0 days on the market
Listing ID: SR23068596



Nice Duplex north of Glenoaks

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$272 (Estimated)
- Laundry: Inside
- \$24000 Gross Scheduled Income
- \$15019 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,981
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$629
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,392
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$2,000	\$24,000	\$60,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5621040016

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

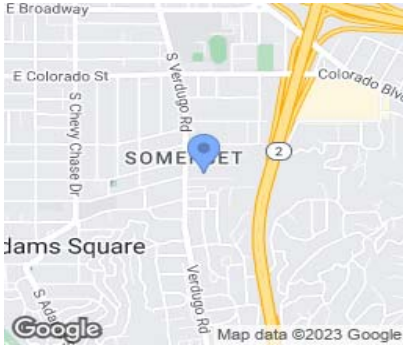
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

1423 E Garfield Ave • Glendale 91205
2 units • \$700,000/unit • 3,128 sqft • 6,517 sqft lot • \$415.60/sqft •
Built in 1928
Colorado to Verdugo to Garfield

List / Sold:
\$1,400,000/\$1,300,000 ↓
1 days on the market
Listing ID: SB23063545



Absolutely charming Los Feliz style duplex on a beautiful tree lined street in Glendale. Built in 1928 with 3,128 square feet of living space on a 6,517 square foot lot. Upstairs unit is spacious and feels like a SFR. 1,625 square feet of living space (BTW) with hardwood floors throughout. Very large living room with charm galore and lots of natural light. Full sized dining room just off the kitchen that could easily hold a table for 8 with room to spare. Upstairs balcony area off the kitchen overlooks the rear yard area. 3 bedrooms with 1.5 baths. The potential here is limited to your imagination and taste. If your clients have been priced out of the SFR market – this is a great alternative. Downstairs unit is equally charming with 1,500 square feet of living space (BTW) with 2 large bedrooms, den and 1 full bath. There is an oversized 2 car garage with 2 doors. Each unit has separate washer/dryer hookups. Nice yard areas front and back. Recently painted exterior in 2022. Upgraded electrical systems throughout in 2014 with a new roof in 2008. Sewer line cleanouts and main sewer lines to the street were done in 2015. This is a very special duplex that will not last long.

Facts & Features

- Sold On 05/18/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Gravity
- \$354 (Estimated)
- Laundry: Inside
- \$50100 Gross Scheduled Income
- \$27126 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: Free-Standing Range, Disposal, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Full, Tile Counters

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Near Public Transit, Up Slope from Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,947
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$451
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,652
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,444
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,125	\$2,125	\$3,000
2:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,650

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5683008012

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

5622 Raber St • Highland Park 90042

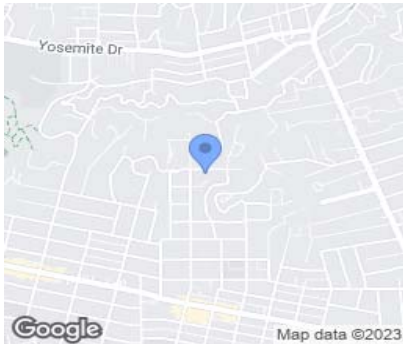
10 days on the market

2 units • \$475,000/unit • 1,854 sqft • 6,645 sqft lot • \$463.86/sqft •

Built in 1912

Listing ID: MB23029921

E of Ave. 56 W of Nolden St; N of York Blvd.



Back on the market!!! Incredibly opportunity awaits in the heart of Highland Park. The property consists of a 3-bed house in the front and a 2-bed separate house in the back and a detached garage. property is conveniently located on the Northern side of Highland Park bordering Eagle Rock. Convenient access to major freeways, Occidental College, Old Town Pasadena, and the new trendy business along York Blvd. Great opportunity for an owner-user to live in one unit and receive income for the 2nd unit. Tremendous potential for investors or developers. Buyers/Agents to perform their due diligence; ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED.

Facts & Features

- Sold On 05/16/2023
 - Original List Price of \$950,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - \$0 (Public Records)
- Laundry: In Kitchen
 - \$66000 Gross Scheduled Income
 - \$62675 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,140
 - Electric: \$1,200.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$840
 - Cable TV: 01425679
 - Gardener:
 - Licenses:
- Insurance: \$900
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,300	\$1,300	\$3,000
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5485001008

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

1677 1681 N Sierra Bonita Ave • Pasadena 91104
2 units • \$549,500/unit • 1,024 sqft • 3,600 sqft lot • \$1245.12/sqft •
Built in 2023
N Hill to East Topeka. On the N corner of Sierra Bonita and Topeka

List / Sold:
\$1,099,000/\$1,275,000 ↑
4 days on the market
Listing ID: DW23075968



We did it again! Welcome to 1677-1681 N Sierra Bonita, an exceptional property perfectly situated on a spacious corner lot in a highly desirable Pasadena neighborhood. This gorgeously remodeled home has been thoughtfully curated with meticulous attention to detail, preserving the original architectural features while incorporating unique designer finishes. This gorgeously remodeled home is complimented by a brand new ADU, each with its own distinct charm as well as privacy. During the transformation of this property, we went from drab to fab and updated all the electrical, plumbing, new roof, new HVAC, new windows and more. Fully permitted and expertly crafted, the ADU boasts all the modern amenities you need to live comfortably in a smaller space. The open floorplan of the main house provides an inviting space for living and entertaining, while the beautifully landscaped yard offers ample room for relaxation and enjoyment. The pergola, complete with a chandelier, is the perfect place to unwind and take in the stunning surroundings. This property truly embodies the essence of Southern California living with its seamless blend of indoor-outdoor spaces, and its prime location puts you in close proximity to all the best that Pasadena has to offer. Come see this exquisite home and discover the perfect balance of form and function.

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Ductless, High Efficiency, See Remarks
- \$0 (Assessor)
- Laundry: Dryer Included, See Remarks, Washer Included
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Bedroom, Main Floor Master Bedroom, See Remarks
- Floor: Laminate
- Appliances: Built-In Range, Microwave, Refrigerator
- Other Interior Features: Beamed Ceilings, Copper Plumbing Full, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Corner Lot, Near Public Transit, Sprinklers Drip System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$3,500
2:	1	0	1	0	Unfurnished	\$0	\$0	\$2,250

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet: 0
- Dishwasher: 2
- Disposal: 2
- Drapes: 0
- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5850009025

Michael Lembeck

Re/Max Property Connection

State License #: 01019397
Cell Phone: 714-742-3700

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

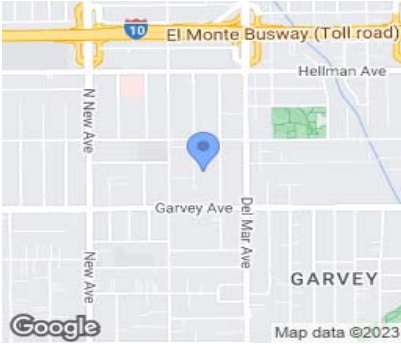
CUSTOMER FULL: Residential Income LISTING ID: DW23075968

Printed: 05/21/2023 7:00:32 AM

Closed •

3102 Isabel Ave • Rosemead 91770
2 units • \$575,000/unit • 2,647 sqft • 12,790 sqft lot • \$472.23/sqft •
Built in 1926
Cross Streets: Emerson Pl & Isabel Ave

List / Sold:
\$1,150,000/\$1,250,000 ↑
21 days on the market
Listing ID: 23248627



Welcome to this incredible investment opportunity in Rosemead, perfect for both owner/users and investors. This stunning California bungalow duplex, built in 1926, is situated on a 12,790 sq. ft. lot. The property comprises two spacious detached units, each boasting 3 bedrooms and 2 bathrooms, for a total of 2,647 sqft of rentable space. Tenants can enjoy the privacy and convenience of their own garages and private driveway entrances, with ample additional parking for guests. The property also features lush front and backyards, perfect for California Summers. Situated in the coveted city of Rosemead within the San Gabriel Valley, which has consistently been ranked as one of the best places to live in the country due to its top-rated schools and thriving economy.

Facts & Features

- Sold On 05/15/2023
 - Original List Price of \$1,150,000
 - 2 Buildings
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Forced Air
- Laundry: Inside
 - \$8824 Net Operating Income

Interior

- Floor: Carpet, Vinyl
- Appliances: Disposal

Exterior

- Lot Features: Front Yard, Yard, Back Yard

Annual Expenses

- Total Operating Expense: \$18,596
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,085	\$1,085	\$3,000
2:	1	3	2		Unfurnished	\$1,200	\$1,200	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area
 - Los Angeles County
 - Parcel # 5286025012

Michael Lembeck

Re/Max Property Connection

State License #: 01019397
Cell Phone: 714-742-3700

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23248627

Printed: 05/21/2023 7:00:32 AM

Closed • Duplex

10509 Wilsey Ave • Tujunga 91042

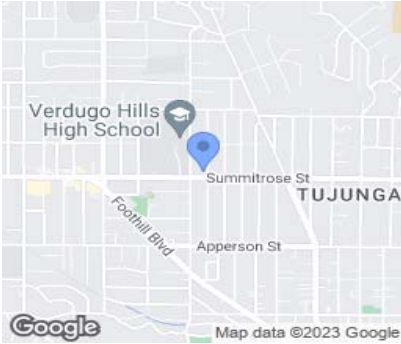
2 units • \$474,500/unit • 1,500 sqft • 6,707 sqft lot • \$666.67/sqft • Built in 1936

North of Foothill just East of Plainview

List / Sold: \$949,000/\$1,000,000 ↑

8 days on the market

Listing ID: GD23054550



Welcome to this fantastic two homes on the same lot. The front home has 2 bedrooms, 1 bath, completely renovated with central air, hardwood floors, new kitchen and bathroom and a beautiful, private backyard with lots of privacy and a barbeque area. The back unit is new, with 2 bedrooms and 2 beautiful bathrooms, Laundry and a large backyard. Both homes have updated plumbing, electrical, and central air conditioning. They also have easy-care yards and are located just a few blocks to shopping and buses. Both homes newly linked to public sewer, all paid and new connections.

Facts & Features

- Sold On 05/18/2023
 - Original List Price of \$949,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Central Air, Electric, ENERGY STAR Qualified Equipment
 - Heating: Central, Natural Gas
 - \$199 (Estimated)
- Laundry: In Kitchen
 - Cap Rate: 5.4
 - \$66000 Gross Scheduled Income
 - \$51500 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Sloped Down, Front Yard, Gentle Sloping, Lot 6500-9999, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1
 - Cable TV: 01521876
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance: \$1,400
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,440
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$36,000	\$3,000	\$3,000
2:	1	2	2	1	Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 659 - Sunland/Tujunga area
 - Los Angeles County
 - Parcel # 2557022026

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Single Family Residence**

List / Sold: **\$925,000/\$970,000** ↑

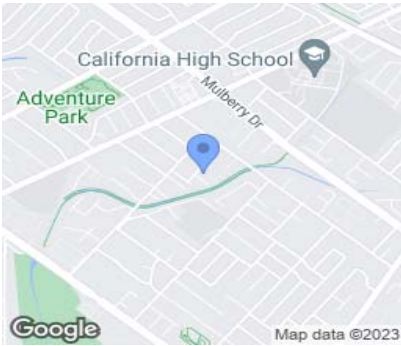
10256 Elmore Ave • **Whittier 90604**

49 days on the market

2 units • **\$462,500/unit** • **2,040 sqft** • **9,964 sqft lot** • **\$475.49/sqft** • **Built in 1948**

Listing ID: PW23027173

Mills Ave & Broadway



This Amazing & Fully Permitted 2-unit property sits on a quiet & private road. The front house is a 3 bed & 1 bath with 1,030 sqft of living space and the Back Unit is 2 bed & 1 bath with 1,010 sqft of living space. The property sits on a spacious 9,964 sqft lot. Both units have been completely remodeled with new kitchen, bathrooms, double pane windows, vinyl flooring, electrical panel & interior electrical, copper plumbing, 2 Mini-Split units for heating & cooling, new driveway, sprinkler system, tankless water heater and more. The property also has a 2-car garage, RV parking, circular driveway, large carport and can fit up to 12 parked cars. You can live in one and rent out the second unit. The large backyard is perfect for a growing family or investment purposes. Do not miss out on the great opportunity.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- 2 Total carport spaces
- Cooling: Dual, Ductless
- Heating: Combination, Ductless
- \$633 (Estimated)
- Laundry: Individual Room, Inside
- \$73200 Gross Scheduled Income
- \$73200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Walk-In Closet
- Floor: Vinyl
- Appliances: Gas Range, Tankless Water Heater, Water Heater
- Other Interior Features: Copper Plumbing Full, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,170
- Electric: \$3,300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$340
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,780
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$3,200
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,900

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC: 2

Additional Information

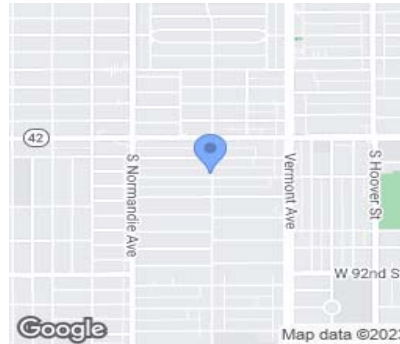
- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8155002015

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • DuplexList / Sold: **\$615,000/\$621,500 ↑****1201 W 88th St • Los Angeles 90044****2 units • \$307,500/unit • 1,268 sqft • 3,727 sqft lot • \$490.14/sqft • Built in 1921****8 days on the market****Listing ID: DW23039849****On the corner of 88th St and Budlong Ave**

This lovely duplex in Los Angeles County features 2 bedrooms and 2 full bathrooms in the front unit, and 1 bedroom and 1 full bathroom in the back unit. As you enter through the front gate, you are greeted by lush lawn and palm trees. Enter the front unit and you are welcomed by a bright family room with laminate flooring and a ceiling fan. The family room flows to the cool dining area where a Wall Mounted AC unit has been installed. As you walk past the dining area you will enter the kitchen which also includes a convenient laundry area. This gated property also features newer exterior paint, ceiling fans and double pane windows in both units, a back covered patio with a ceiling fan to keep your guests cool and a parking area that fits three cars. This duplex is a short distance from the 110 and 105 freeways. You don't want to miss out!

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$615,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$997 (Estimated)
- Laundry: In Kitchen
- \$13200 Gross Scheduled Income
- \$12755 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Laminate, Tile
- Appliances: Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Sprinkler System
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$445
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$58
- Cable TV: 02038346
- Gardener:
- Licenses:
- Insurance: \$193
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$74
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$1,800
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6047005032

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

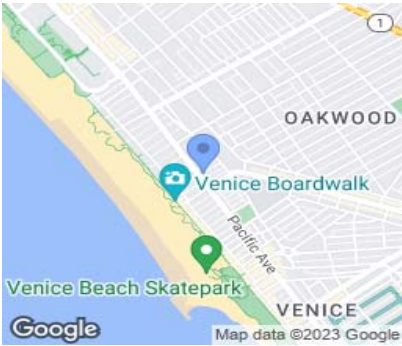
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

804 Pacific Ave • Venice 90291
2 units • \$849,500/unit • 1,992 sqft • 2,386 sqft lot • \$866.84/sqft •
Built in 1922
Pacific Avenue between Brooks and Rose - East side of Street

List / Sold:
\$1,699,000/\$1,726,750 ↑
19 days on the market
Listing ID: 23241781



DELIVERED VACANT - CURRENTLY OWNER OCCUPIED - Living the Venice Beach dream in this ultra-whimsical duplex! Soak up the quintessential beach vibes in these bohemian beach units - the perfect spot to call home or remodel / development project. 2bed/2ba lower unit has large patio. Updated kitchen has s/s appliances. 1bed/1ba upper unit has large balcony. The updated kitchen has skylight and additional storage space. Skylight also in living room. meditation loft currently used for storage, plus bonus room. Both units have hardwood and tile floors, washer/dryer and retain much of their vintage elements. Room for surfboards or bikes along side yard. Two car parking plus room for mini car or motor scooters. Great beach rental, owner occupant or family compound - Property was recently owner occupied with great short term vacation rental income. General Inspection report, Pest Control report, 3D virtual tour have been uploaded to DOCS -

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace

Interior

- Rooms: Atrium, Attic
- Appliances: Dishwasher, Disposal, Gas Cooktop

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02141799
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$4,995
2:	1	1	1		Unfurnished	\$0	\$0	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4286014008

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23241781

Printed: 05/21/2023 7:00:32 AM

Closed •

1401 Innes Pl • Venice 90291
2 units • \$987,500/unit • 1,584 sqft • 2,405 sqft lot • \$1246.84/sqft •
Built in 1955
Between Main Street and Pacific



List / Sold:
\$1,975,000/\$1,975,000
18 days on the market
Listing ID: 23258811

BOTH UNITS TO BE DELIVERED VACANT Welcome to 1401 Innes Place, Venice CA! Experience a luxurious resort-style living just 2 blocks away from the pristine sands of Venice Beach. This recently renovated property boasts enhanced curb appeal and modern touches that elevate its charm and elegance. As you enter the iron/wood gate you'll find two units, each with 2 bedrooms and 1 full bathroom. Both units feature private stackable laundry machines, central air conditioning and heating, and recessed lighting. The upper and lower units boast warm neutral finishes, from attractive and durable wood laminate flooring to custom-made white kitchen cabinetry that exudes a sleek and modern feel. The open concept dine-in kitchen is perfect for family gatherings or entertaining guests. It features a deep farm sink, all new stainless steel appliances, a gas range, and generous breakfast bar seating. The newly remodeled bathrooms are complete with sparkling white vanities, giving a pristine and fresh feel. The property also features new interior and exterior light fixtures, updated electrical panel and plumbing. With on-site parking for 4 cars and low-maintenance landscaping, this gated duplex is a corner lot that appeals to an owner/user as a private compound or an apartment investor. Located conveniently between Main and Pacific, you'll have easy access to the shops and restaurants on Rose and Abbot Kinney. This one-of-a-kind property can easily be delivered vacant, making it an excellent opportunity to invest in. Don't miss out on this rare chance to experience the best of Venice Beach living!

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$1,975,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Washer Included, Dryer Included, Stackable
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Trash Compactor, Gas Oven
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Landscaped, Front Yard, Corners Marked
- Security Features: Carbon Monoxide Detector(s), Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01968051
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Furnished	\$6,000	\$6,000	\$6,000
2:	2	2	1		Furnished	\$6,000	\$6,000	\$6,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4238011017

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23258811

Printed: 05/21/2023 7:00:32 AM

Closed •

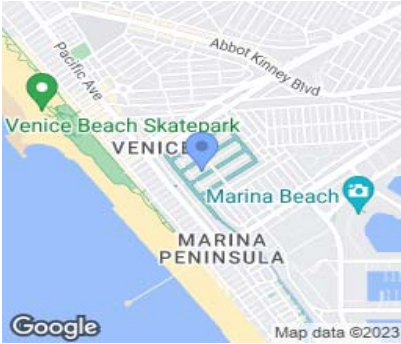
List / Sold:
\$2,650,000/\$2,595,000 ↓

19 days on the market

225 Howland Canal • Venice 90291
2 units • \$1,325,000/unit • 1,482 sqft • 2,849 sqft lot • \$1751.01/sqft •
Built in 1921

Listing ID: 23261933

West of Lincoln, North of Venice Blvd, East of Pacific Ave - on the Coveted Venice Canals!



Welcome to this stunning duplex located on the highly coveted Venice canals, where a complete remodel has transformed this property into a true gem. // What to know: Featuring four bedrooms and two bathrooms, this property features two detached units, with the front unit boasting two bedrooms and one bathroom, while the rear unit also offers two bedrooms and one bathroom. // What you'll love: Upon entering the front unit, you'll immediately notice the high-pitched ceilings, which create an open and spacious feel. The open floor plan and gourmet kitchen is perfect for entertaining guests or just taking in the serenity of the waterfront. The walls of glass allow natural light to flood the space and provide stunning views of the canals. The sliding doors that open to the outdoor patio make for seamless indoor/outdoor living, creating an ideal space for relaxation or enjoying a meal alfresco. The rear unit also offers an outdoor patio, and has been beautifully updated with new bathrooms, kitchen, refinished floors, paint, and tile. The hardwood flooring adds warmth to the space, while the soaring pitched ceilings and the recessed lighting throughout the home highlights the thoughtful design and attention to detail. Situated in a very high demand rental market, this property is great for an owner/user investment - live in one and collect income from the other unit. Or simply use it as a single-family property with room for all your guests. Property will be delivered vacant. // Notable about the neighborhood: The canals offer a tranquil escape from the hustle and bustle of city life, while still being just moments to trendy shops and restaurants on Abbot Kinney, Washington, and Main St as well as Venice and Santa Monica beaches. ** There is an opportunity to purchase the lot next door separately**.

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$2,650,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: Inside

Interior

- Rooms: Living Room, Library, Office
- Appliances: Disposal, Refrigerator
- Floor: Wood, Tile
- Other Interior Features: Recessed Lighting, High Ceilings, Open Floorplan, Living Room Deck Attached

Exterior

- Waterfront Features: Canal Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Insurance:
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash:
- Water/Sewer:
- Cable TV: 00616212
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$0
2:	2	2	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:
- Gas Meters:
- Patio:
- Water Meters:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C11 - Venice area
- Los Angeles County
- Parcel # 4227009012

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

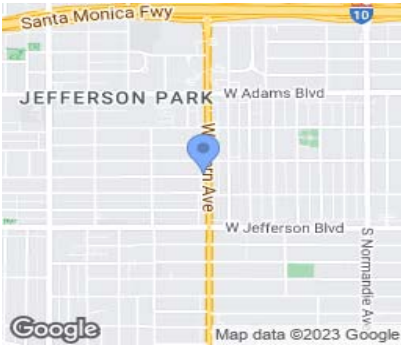
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

2923 S Western Ave • Los Angeles 90018
2 units • \$597,500/unit • 2,489 sqft • 7,542 sqft lot • \$441.94/sqft •
Built in 1914
Between 29th Pl & Western Ave.

List / Sold:
\$1,194,999/\$1,100,000 ↓
70 days on the market
Listing ID: SB22259058



BACK ON THE MARKET, SUBJECT TO CANCELLATION OF CURRENT ESCROW. BUYER IS NOT PERFORMING. THE BUYER DECIDED TO MOVE FORWARD WITH THE TRANSACTION. NO ESCROW CANCELLATION. \$54K PRICE REDUCTION. FOR INVESTORS OR OWNER OCCUPIED. Come to see this charming duplex. Corner lot. Property located in the Jefferson Park-Historic Preservation Overlay Zone HPOZ. This 2 level duplex with historic architectural detail has 1 bedroom 1 1/2 bathrooms and a small un-permitted storage room on the first level and 3 bedrooms and 2 bathrooms on the 2nd level. The 2nd upper bathroom was added in 2020. One of the 4 bedrooms is used as a living room. The property is gated. It has a nice size front lawn and concrete paved rear with a capacity for 9-10 cars parking. Updated wood fence and cement flooring in the parking area. Upgrades include new sewer, new electrical system, new plumbing, new flooring, energy cost saving ductless mini-split system wall mounted A/C & heater units in every room, new landscaping. PROPERTY HAS AN OUTDOOR EV (ELECTRICAL VEHICLE) CHARGER. Easy access to DTLA, Metro & train, LAX, Silicon Beach, Santa Monica, Marina Del Rey, Venice, Culver City, Sony Studios, Google, Facebook, USC, Stadium, Staples center, Korea Town. Awesome opportunity for an owner-user to live in one home and rent the second unit or for a savvy investor who can rent both units at market prices or for a large family. Zoning: C2-1VL-O-HPOZ-CPIO as per zimas.lacity.org. All buyers to conduct their own investigations to confirm and verify the information provided in this MLS listing. Make sure to explore the 3D Matterport video from the "360" Virtual tour link.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: Two
- 20 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$538 (Estimated)
- Laundry: Dryer Included, In Kitchen, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Basement, Kitchen, Laundry, Master Bathroom, Master Bedroom, Separate Family Room
- Floor: Tile
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater, Water Line to Refrigerator
- Other Interior Features: Quartz Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,080
- Electric:
- Gas: \$300
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$3,600
- Other Expense Description: Askagent

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	6	Negotiable	\$0	\$0	\$3,800
2:	1	1	2	4	Negotiable	\$0	\$0	\$2,300

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5053004036

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB22259058

Printed: 05/21/2023 7:00:32 AM

Closed • Duplex

1133 Keniston Ave • Los Angeles 90019
2 units • \$700,000/unit • 2,089 sqft • 7,000 sqft lot • \$598.37/sqft •
Built in 1923
Wilshire, highland, Olympic, Keniston



List / Sold:
\$1,400,000/\$1,250,000 ↓
162 days on the market
Listing ID: CV22031950

Location, Location, Location. You can always change the home but you can not change the neighborhood. Jaw-dropping opportunity to own a duplex nestled in a highly desired neighborhood near Mid-Wilshire. The opportunities are endless for this gem that contains a 2 bed 1 bath and a 1 bed 1 bath which makes a total 2089 sqft. This property will now be delivered completely Vacant at the close of escrow!!! You have the ability to live in one and rent the other or provide two steady sources of rental income. You will have the property fully available to do with it as you choose. SO many options!!! Both units come with an open floor plan, newly installed windows, original hard-wood flooring, and in-unit laundry off the kitchen. There is plenty of storage and cabinet space throughout both units. There are two electrical meters as well. The property sits on a 7,000 sqft Flat lot with a driveway leading to the detached 2 single-car garages, and a private backyard (plenty of space to build more units if you choose). This property is a diamond just waiting for the right buyer to make it whatever they want it to be. Please text with any questions and concerns.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$420 (Estimated)
- Laundry: In Garage, Individual Room
- \$5800 Gross Scheduled Income
- \$5353 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
- Appliances: Disposal, Gas Range
- Other Interior Features: Open Floorplan, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Park Nearby, Yard
- Security Features: Fire and Smoke Detection System, Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,365
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933507
- Gardener:
- Licenses:
- Insurance: \$1,645
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	2	Unfurnished	\$1,632	\$1,632	\$1,185
# Of Units With:								
	• Separate Electric: 2				• Drapes:			
	• Gas Meters: 2				• Patio:			
	• Water Meters: 1				• Ranges: 2			
	• Carpet:				• Refrigerator:			
	• Dishwasher:				• Wall AC:			
	• Disposal: 2							

Additional Information

- Standard sale
- Rent Controlled
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5083007007

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: CV22031950

Printed: 05/21/2023 7:00:32 AM

Closed •

4520 W 11th Pl • Los Angeles 90019
2 units • \$699,500/unit • 2,576 sqft • 4,387 sqft lot • \$613.35/sqft •
Built in 1923

List / Sold:
\$1,399,000/\$1,580,000 ↑

7 days on the market

Listing ID: 23261529

North of the 10. Head west on Pico Blvd, right on Queen Anne Pl, right on W 11th Pl, and property is near the end of the cul-de-sac to the right.



Tucked away on a charming and peaceful cul-de-sac south of Olympic in Olympic Park, lies the magnificent VACANT UNICORN DUPLEX you have been dreaming about! This property is a hidden gem that offers privacy, serenity, and the perfect combination of modern amenities and classic charm. Extensively renovated in 2014/2015 and immaculately maintained ever since, this side-by-side East Coast-style townhouse duplex is a rare find that is ideal for an owner-user or an investor. Unit 4520, located on the left, boasts a cozy yet spacious layout that is flooded with natural light and features gleaming hardwood floors, a charming eat-in dining area, and a fully renovated kitchen with exquisite quartz countertops, elegant shaker cabinets, and top-of-the-line stainless steel appliances. The bedroom is a tranquil retreat that features a fully renovated bathroom with a quartz vanity and subway tile detail. With its own driveway and garage, 4520 offers convenience and privacy that is hard to find in the city. Unit 4522, on the other hand, is a grand and luxurious townhome that offers an abundance of space and style. The first level features a bright and airy living room, a formal dining room, and a stunningly renovated kitchen with quartz countertops, shaker cabinets, and stainless steel appliances. The hardwood floors add warmth and character to the living spaces, while the large windows let in plenty of natural light. Upstairs, you'll find four oversized bedrooms, two of which have ensuite bathrooms, while the other two share a fresh and clean hall bath with quartz countertops, subway tile detail, and updated lighting. The expansive principal suite is a true oasis that features hardwood floors, plenty of closet space, and a fully renovated bathroom with dual vanity, quartz counters, and subway tile detail. 4522 also has its own driveway and garage, offering plenty of space for parking and storage. Steps away from Queen Anne Recreation Center and LA High Memorial Park, this property offers easy access to a variety of outdoor activities and recreational opportunities. Plus, with its proximity to shops, museums, restaurants, and more, you'll never run out of things to do and explore. Have a bbq with your neighbor in the big backyard! This property is a true gem that offers luxury, convenience, and privacy in a prime location! Easy east/west and freeway access. Welcome home!

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$1,399,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Upper Level, In Garage
- \$87600 Net Operating Income

Interior

- Floor: Wood, Carpet
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,500	\$0	\$2,500
2:	1	4	3		Unfurnished	\$5,000	\$0	\$5,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5082007013

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

1123 Carmona Ave • Los Angeles 90019
2 units • \$585,000/unit • 2,184 sqft • 5,000 sqft lot • \$510.99/sqft •
Built in 1924
Off San Vicente Blvd and Carmona Ave

List / Sold:
\$1,170,000/\$1,116,000 ↓
54 days on the market
Listing ID: DW23027290



Welcome to the Heart of Los Angeles! Don't miss out on this amazing opportunity to own a Duplex located off the Miracle Mile. This Spanish style home features 2 units with all the amenities any homeowner/investor can ask for. 1123 Carmona features 1,214 sqft; 3 bedrooms, 1 bathroom, a dining and living room with plenty of closet space throughout the home. 1125 Carmona features 970 sqft; 2 bedrooms, 1 bathroom, and a living room also including plenty of storage space throughout. Each unit features their own laundry hookups and their own electric and gas meters. No street parking? No problem! Enjoy your spacious driveway that fits upto 3 cars plus your 1 car garage. With its prime location and endless potential, this property is a must-see for anyone looking for a place to call home or for an amazing investment opportunity.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$1,299,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot, Yard
- Fencing: Chain Link
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$4,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085005013

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

939 S Ogden Dr • Los Angeles 90036
2 units • \$888,500/unit • 3,017 sqft • 7,234 sqft lot • \$580.05/sqft •
Built in 1926

Directions : One block north of San Vicente Blvd. between Orange Grove and Genesse.



List / Sold:
\$1,777,000/\$1,750,000 ↓
55 days on the market
Listing ID: 23249591

RARE GEM! Spacious single-family home and guest house with separate entry to be delivered vacant in highly desirable neighborhood! A high income generating property! At the end of a tree-lined street in one of the most charming neighborhoods of Miracle Mile, you'll find a very compelling opportunity to call home. Gated and hedged, walk up the steps to the front door. Past a cozy entryway, you'll step into a vast and light and airy living space. The dining room next door is a great space to dine or entertain. The recently updated kitchen has quartz counters, room for a breakfast table, bar stools, stainless steel appliances and plenty of counter space for the most discerning gourmet chef. Walk through the dining room and down the hallway. The primary suite has a spacious spa bathroom. Quartz counters, upgraded tile, and an upgraded shower are part of the ultimate relaxing spa experience to unwind or get ready for a brand-new day. The suite also has a luxurious walk-in closet. Two other guest rooms, a second full bathroom, and a powder room are also adjacent to the hallway. A short walk up the driveway takes you to the covered patio, garden, and guest house. It has it's own separate entry and private patio and backyard. With one bathroom, a large kitchen, and laundry downstairs, the upstairs provides two bedrooms, and one bedroom, plus ample light and breathtaking views. Both homes will be delivered vacant. The entire property is perfect for an owner-user. You will have the ability to rent out the back house and live in the front house. Other options include providing space for extended family or multi-generational housing to live comfortably side by side. The front home could rent for roughly \$6,500 per month and the back home could rent for roughly \$4500 per month. Located within walking distance of the Los Angeles County Museum of Art, The Academy Museum of Motion Pictures, The Petersen Automotive Museum and La Brea Tar Pits, this property is in one of the most highly coveted areas in all of Los Angeles. Shopping, dining and entertainment options are a short drive away at The Grove and The Original Farmer's Market. Trendy restaurants like Republique, Sugar Fish, Mercado and Joan's On Third are nearby on La Brea Avenue and Third Street. The Metro Purple Line extension is also under construction within walking distance and will provide added value to the future homeowner and entire neighborhood for the exponential opportunities for mobility and exploration.

Facts & Features

- Sold On 05/18/2023
 - Original List Price of \$1,977,000
 - 2 Buildings
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included, Inside, Individual Room

Interior

- Floor: Wood
- Appliances: Dishwasher, Microwave, Refrigerator, Gas Range, Gas Oven

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02200006
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$6,500	\$0	\$6,500
2:	2	2	2		Unfurnished	\$4,500	\$0	\$4,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5086012026

Michael Lembeck

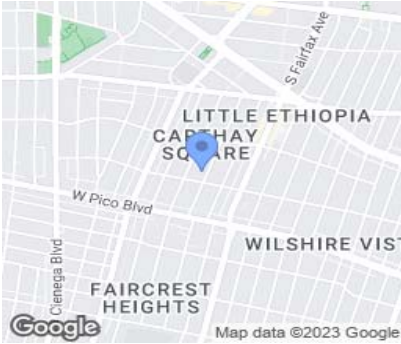
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

1163 Hi Point St • Los Angeles 90035
2 units • \$1,137,500/unit • 3,244 sqft • 6,500 sqft lot • \$616.52/sqft •
Built in 1929
South of Olympic , East of Crescent Hights



List / Sold:
\$2,275,000/\$2,000,000 ↓
86 days on the market
Listing ID: 23238535

Spanish Revival , " double decker duplex in Carthay Square . Gated entry welcomes you to this well-appointed property . Both residences feature three bedrooms and two bath's , formal living and dining rooms , fireplaces, breakfast nooks, in-unit laundry and two private garages . The lower level residence opens to an expansive living room with fireplace and oversized window facing lovely street . Formal dining room , updated kitchen and private rear patio . Second story residence has similar layout with hardwood floors , crown moldings , built-ins , central air and heat . Grand living room with fireplace facing lovely tree top views .Additional guest unit in the back . Both units and guest apartment will be delivered vacant .Short distance from the Grove , Beverly Center and BH .

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$2,275,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Inside

Interior

- Rooms: Center Hall, Entry, Living Room, Master Bathroom
- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Built-In, Oven
- Other Interior Features: Crown Molding

Exterior

- Security Features: Fire and Smoke Detection System, Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02173137
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2		Unfurnished	\$0	\$0	\$8,800
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County

- Parcel # 5087023013

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

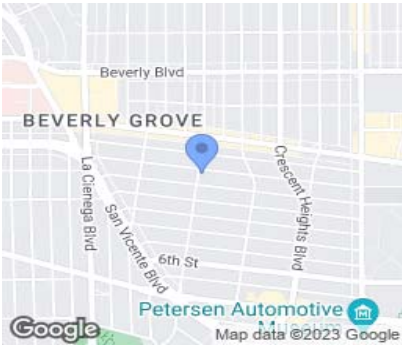
CUSTOMER FULL: Residential Income LISTING ID: 23238535

Printed: 05/21/2023 7:00:33 AM

Closed •

8280 W 4th St • Los Angeles 90048
2 units • \$1,175,000/unit • 4,060 sqft • 6,247 sqft lot • \$522.17/sqft •
Built in 1931
W. of La Jolla and N. of Wilshire on the corner of Sweetzer & 4th

List / Sold:
\$2,350,000/\$2,120,000 ↓
65 days on the market
Listing ID: 23243855



Classic 1931 Spanish DUPLEX on sweeping corner lot - Owner's GORGEOUS unit (upstairs) to be vacated after COE. Full of character and vintage touches of the 1930's, this home features a bonus office area off the living room, and original oak floors with custom inlays. The dining room is ideal for both formal and informal friend and family gatherings. Style, form and function unite beautifully in the reimagined kitchen & BK. Bathrooms are rich with 1930's styling, boasting mint condition art deco tile and design, yet are updated and modern. Newer double paned windows, crystal doorknobs, custom closets & motorized awnings. Remote controlled room-darkening electric shades & stunning balconies off Liv Rm & Master bedroom. Backyard sports an extra large patio with outdoor kitchen and dining area for al fresco entertaining. 650 sq ft oversized double garages have possibility of conversion to or adding ADU's and thus offer potential added value. An amazing rare opportunity to live richly in 1 unit, collect rent from the other and be located in 1 of LA's best neighborhoods near The Grove and West Hlwd!

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$2,350,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room

Interior

- Rooms: Master Bathroom, Living Room
- Floor: Wood
- Appliances: Dishwasher, Microwave, Trash Compactor, Gas Range, Warming Drawer

Exterior

- Lot Features: Front Yard, Yard
- Security Features: Gated Community, Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	80	3	2		Unfurnished	\$3,450	\$3,450	\$5,500
2:	82	3	2		Unfurnished	\$0	\$0	\$5,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5511042019

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23243855

Printed: 05/21/2023 7:00:33 AM

Closed •

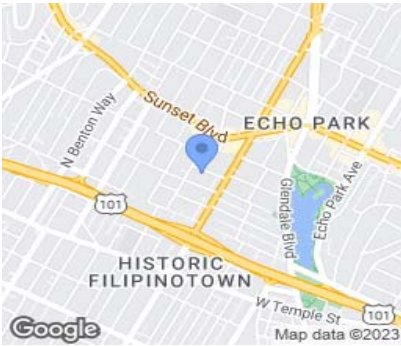
List / Sold: **\$825,000/\$825,000**

2138 Santa Ynez St • Los Angeles 90026
2 units • \$412,500/unit • 1,172 sqft • 4,991 sqft lot • \$703.92/sqft •
Built in 1921

16 days on the market

Listing ID: 23256667

Coming from N. Alvarado St the property will be on your left.



Calling all investors/developers looking for income potential and eager owner-users who are ready to create a dream home with the benefit of supplementing your income. Here's an opportunity to own a rare duplex on a buildable lot located at the scenic, highly sought after, trending neighborhood in between Echo Park & Silver Lake. The front unit is 2 bedrooms/1 bath w/ an additional smaller room that can be an office, art room, studio, or used for extra storage. This front unit also features a large eat-in kitchen w/ a large utility room, covered front patio, and back patio area. The second (back unit) features 1 bedroom/1 bath with an expansive loft space that can be an additional bedroom, office, or playroom. These units beckon to be re-imagined and will surely command high rental income once restored. Great bones with so much potential & separate meters. All you need is to update cosmetically and earn! The lot has endless possibilities with parking and plenty of room to add an ADU or fully develop to maximize earning potential. The location anchors itself to the bustling LA living with its close proximity to Echo Park, Silver Lake, DTLA and some of the hottest retail and dining spots in the surrounding neighborhoods. Come with an open mind and excitement as you realize the opportunity to stake claim and make this opportunity all your own. Huge value add and sweat equity opportunity. Perfect for the novice to savvy investor. Units will be delivered vacant (inquire within). Call today for a showing as this one surely won't last!

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$825,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: See Remarks

Interior

- Rooms: Living Room
- Floor: Tile

Exterior

- Lot Features: Front Yard
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01989853
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$4,000
2:	1	1	1		Unfurnished	\$0	\$1,400	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5402037029

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

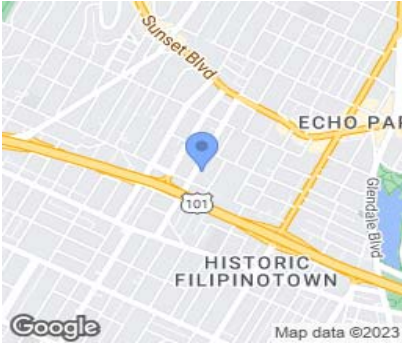
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23256667

Printed: 05/21/2023 7:00:33 AM

Closed • Duplex

620 N Coronado St • Los Angeles 90026
2 units • \$589,500/unit • 1,856 sqft • 6,783 sqft lot • \$651.94/sqft •
Built in 1922
Coronado St & Bellevue Ave



List / Sold:
\$1,179,000/\$1,210,000 ↑
16 days on the market
Listing ID: PF23055151

Great investment opportunity in desired Silver Lake. Perfect duplex, great investment. Both units are tenant occupied. The main unit offers 2 bedrooms, 1 bath, a den, spacious living room open to the dining and kitchen. Open layout with lots of character and built-ins. The second unit is a 1 bedroom/1bath with a bright living room and spacious dining room. Both units have their own separate laundry area. Spacious lot perfect for entertaining or a nice read while sipping on a coffee. Within close proximity to the Griffith Observatory, DTLA, freeways, eateries and shopping. A MUST SEE!

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$1,179,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Gravity, Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room, Inside
- \$53880 Gross Scheduled Income
- \$37308 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Den, Kitchen, Laundry, Living Room
- Floor: Tile, Vinyl, Wood
- Appliances: Dishwasher, Free-Standing Range, Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Sprinkler System
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,572
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02092665
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,463
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,690	\$2,690	\$0
2:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5402022008

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$630,000/\$575,000** ↓

4323 Denker Ave • Los Angeles 90062

21 days on the market

2 units • \$315,000/unit • 1,626 sqft • 6,179 sqft lot • \$353.63/sqft • Built in 1922

Listing ID: 23257939

North of Vernon, east of western



This Los Angeles duplex for sale consists of two separate living units, with the front house featuring two bedrooms and two bathrooms, a spacious living room and formal dining room, a galley eat-in kitchen, and a service porch with washer and dryer. The rear unit contains one bedroom and one bathroom. The property also comes with covered parking, and it will be delivered vacant, giving buyers the opportunity to renovate and customize the property to their liking. However, it's worth noting that the property is described as a "heavy fixer," meaning it requires significant renovation and repair work. As such, the seller is only accepting cash offers. Overall, this duplex could be an excellent investment opportunity for buyers looking to put in the work and transform it into a profitable rental property or a comfortable family home. Please do not walk on property. Probate sale. Court confirmation not required. Cash offers only.

Facts & Features

- Sold On 05/19/2023
 - Original List Price of \$630,000
 - 2 Buildings
 - Heating: Floor Furnace
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01870534
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Probate Listing sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5021021028

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23257939

Printed: 05/21/2023 7:00:33 AM

Closed

• Duplex

1824 E 85th St • Los Angeles 90001

2 units • \$409,950/unit • 2,172 sqft • 6,000 sqft lot • \$393.65/sqft • Built in 1953

Holmes Ave / Bell Ave

List / Sold: \$819,900/\$855,000 ↑

6 days on the market

Listing ID: DW23036033



Recently Remodeled Duplex... Features include: Front unit is a 2 story 3 Bedrooms / 2 Bathrooms. Rear unit is 3 Bedrooms / 2 Bathrooms. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking & Two Car Attached Garage + Covered Carport and Driveway parking. Alarm on property, Freshly painted interior and exterior. On Title subject is 6 Bed/4 Bath. This is a must see!

Facts & Features

- Sold On 05/16/2023
 - Original List Price of \$819,900
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - 2 Total carport spaces
 - \$1,183 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Tile
- Appliances: Microwave

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02038346
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$0
2:	1	3	2	2	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6027032027

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691



A rare offering of two separate and vacant homes on one lot. Beautifully restored and enhanced from the ground up. Each home has undergone extensive renovation and upgrades which include new roofs , new electrical systems, new flooring throughout, new sewer lines, new plumbing, new windows, tankless water heaters, split air heating/cooling systems and much more. Tasteful and functional kitchens and baths include new cabinetry and elegant finishes. Front home consists of 3 bedrooms and 1 bath with a detached one car garage. The separate back house consists of 2 bedrooms and 1 bath . Each home has new individual concrete driveways for added convenience. All new fencing around the perimeter of the property adds additional privacy and security. Streetside iron entry gates add a modern clean touch. Great addition to any real-estate portfolio or perfect for owner occupant looking for rental income opportunity.

Facts & Features

- Sold On 05/18/2023
 - Original List Price of \$850,000
 - 3 Buildings
 - 1 Total parking spaces
 - \$0 (Estimated)
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00338699
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6024010008

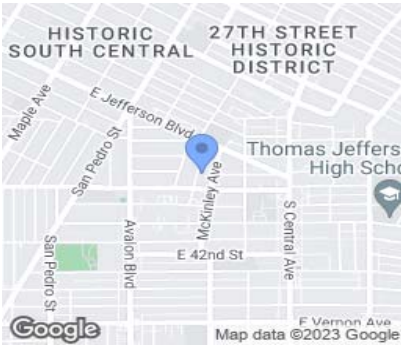
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

JEFFERSON TO CENTRAL



Location !Location! Location ! Great Opportunity to own two houses on one lot. Live in one and rent the other. Great Investment opportunity as this Duplex shows physically as 2 bedroom 1 bath each unit, bonus room at rear of property, may nor may not be permitted. long driveway has plenty of parking for up to 5 cars. Owner has maintained it clean & neat. R2 ZONING creates great potential- Centrally located to USC, Downtown LA, walking distance to schools, shopping, parks, community recreation centers and many more popular attractions.

Facts & Features

- Sold On 05/18/2023
 - Original List Price of \$474,900
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$237 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room
- Appliances: Gas Range, Gas Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$400
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$89
 - Cable TV: 02191300
 - Gardener:
 - Licenses:
- Insurance: \$115
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC: 2

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5114004007

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

612 E 43rd St • Los Angeles 90011

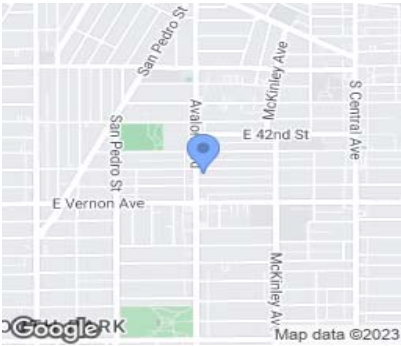
2 units • \$362,500/unit • 2,469 sqft • 5,760 sqft lot • \$294.20/sqft • Built in 1912

Off of Vernon and Avalon

List / Sold: \$725,000/\$726,375 ↑

34 days on the market

Listing ID: SB23033735



Opportunity to own a Duplex in Downtown LA. This C2-Commercially zoned lot is positioned within 10 minutes of University of Southern California campus and is also a short drive to other LA attractions like So-Fi stadium, LAFC-HQ and more. The 5,760 sqft lot consists of (1) front 3/1, (1) upper 1/1 and (1) rear 2/1 unit for a total of 2,469 sqft of living space and driveway with a total of 6 car parking available. Overall, this property presents an incredible opportunity for investors and developers alike. Act quickly before the potential in this property becomes someone else’s gain.

Facts & Features

- Sold On 05/19/2023
 - Original List Price of \$725,000
 - 2 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$0 (Other)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
 - Cap Rate: 4.28
 - \$36564 Gross Scheduled Income
 - \$31064 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Appliances: Gas Oven, Gas Range, Microwave, Refrigerator

Exterior

- Lot Features: Front Yard, Level
 - Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,850
 - Electric: \$1,050.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$1,100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,700
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,612	\$1,612	\$2,600
2:	1	2	1	0	Unfurnished	\$1,435	\$1,435	\$2,200

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5115010003

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$849,900/\$850,000 ↑

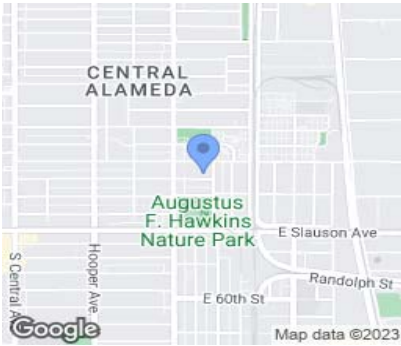
1545 E 56th St • Los Angeles 90011

0 days on the market

2 units • \$424,950/unit • 2,236 sqft • 5,333 sqft lot • \$380.14/sqft • Built in 2009

Listing ID: V1-17147

From 110 N get off at E Slauson Ave go E then Left on Compton Ave then right on 56th St. The duplex is on your left side.



Pride of ownership, owner kept this duplex in move-in conditions. Each unit has four bedrooms and two full bathrooms. Both units have AC system and water softer. All the rooms in both units have ceiling fans and double pane windows. Boths units have hardwood floors in all bedrooms. Inside Landry in each unit. Long driveway with electric gate. Large patio. This duple won't last!

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$849,900
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, Washer Hookup
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Tile, Wood
- Appliances: Water Heater, Water Softener

Exterior

- Lot Features: Sprinklers None
- Fencing: Electric, See Remarks, Security
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01939139
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	2	Unfurnished	\$1	\$1	\$1
2:		4	2	2	Unfurnished			
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5105016025

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: V1-17147

Printed: 05/21/2023 7:00:33 AM

Closed •

List / Sold: \$600,000/\$725,000 ↑

1556 Helen Dr • Los Angeles 90063

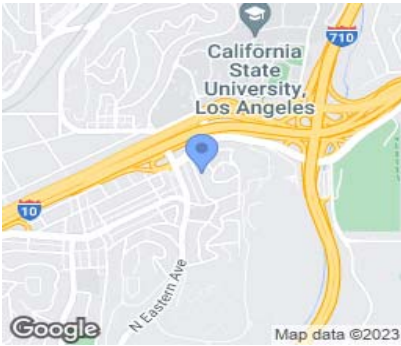
9 days on the market

2 units • \$300,000/unit • 1,664 sqft • 4,440 sqft lot • \$435.70/sqft •

Listing ID: 23256559

Built in 1926

Ramona Blvd. Exit 710 N. Freeway. Eastern Ave. turn left City Terrace Dr. Left on Helen Drive.



What you have been all waiting for-City Terrace! Enjoy the Downtown Los Angeles Skyline and City views from your bedroom. Or travel minutes to work at the Courthouse in Monterey Park or Sheriff's Department. What about school? Finish your education and be home in minutes with Cal State L.A. nearby. The possibilities are endless with this City Terrace hillside neighborhood. Street parking is tight but not here, with a driveway and carport just enough room for three vehicles. As is. Zoned R3. Back yard with so much potential. Addresses are 1558 and 1556 Helen Drive. Possible leaseback. Tenant occupied. With best terms to support immediate relocation of tenants, property will be delivered vacant. Any numerical statements regarding square footage or lot size are approximations and have not been verified by the seller or broker. Buyer is advised to do their investigations on the property. The buyer is advised to investigate the condition and suitability of all aspects of the property. NO credits or repairs. As Is.

Facts & Features

- Sold On 05/17/2023
 - Original List Price of \$600,000
 - 1 Buildings
 - Levels: Two
 - 1 Total parking spaces
- Laundry: Washer Included, Dryer Included, See Remarks

Interior

- Rooms: Basement
 - Floor: Carpet, Laminate
- Appliances: Microwave, Oven
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,500
2:	2	3	2		Unfurnished	\$0	\$0	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 5225005032

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23256559

Printed: 05/21/2023 7:00:33 AM

Closed • Duplex

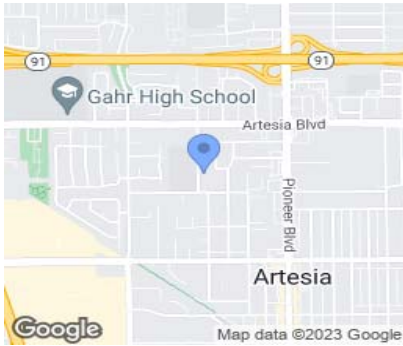
List / Sold: \$989,999/\$992,013 ↑

17628 Roseton Ave • Artesia 90701
2 units • \$495,000/unit • 1,498 sqft • 8,955 sqft lot • \$662.22/sqft •
Built in 1945

2 days on the market

Listing ID: RS23058183

South of Artesia Blvd/ Roseton Ave Cross Street : West of Gridley/178th Street Cross Streets



INVESTERS' DELIGHT!!!! This wonderful duplex in Artesia has tons of potential. Located on a large lot (approx. 8,955 sq ft), First unit is 3 bedroom/1 bath, second unit is 2 bedroom/1 bath, 1 car detached garage, 1 covered parking space, extra-large backyard with endless possibilities... Great neighborhood surrounded by large custom homes. Excellent location, conveniently close to almost everything! Walking distance to Burbank Elementary, close to Cerritos Mall, supermarkets, popular restaurants and easy access to freeways. Drive by only, Do not disturb the tenants!

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$989,999
- 2 Buildings
- 4 Total parking spaces
- \$692 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$12300 Gross Scheduled Income
- \$9082 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$2,956
- Electric:
- Gas: \$768
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01340891
- Gardener:
- Licenses:
- Insurance: \$980
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$916
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,500	\$1,500	\$2,200
2:	1	2	1	0	Unfurnished	\$900	\$900	\$1,350

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- RC - Artesia area
- Los Angeles County
- Parcel # 7035015018

Michael Lembeck

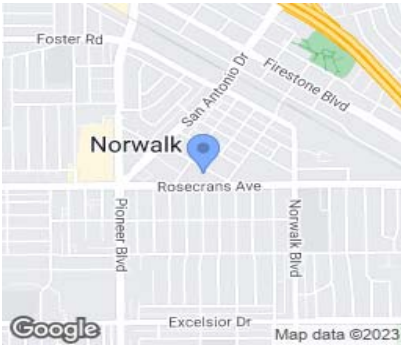
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •
12026 Orange Street • Norwalk 90650
3 units • **\$299,667/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1981
CrossStreet: Rosecrans Ave/Orange St

2 days on the market
Listing ID: 230008501SD



Great Investment Potential! Come check out this newly listed triplex with 3 units and great rental opportunity. Buyer to do all due diligence and verify all information relied upon for purchase.

Facts & Features

- Sold On 05/19/2023
 - Original List Price of \$899,000
 - 1 Buildings
 - Levels: Two
- Cap Rate: 0

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2			\$0		
2:		3	2			\$0		
3:		2	1			\$0		
4:			0					

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher: 0
 - Disposal:
- Drapes:
 - Patio: 0
 - Ranges: 0
 - Refrigerator: 2
 - Wall AC:

Additional Information

- Los Angeles County
- Parcel # 8056029008

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Triplex

235 E Orlando Way • Covina 91723

3 units • \$516,333/unit • 4,193 sqft • 7,800 sqft lot • \$369.43/sqft • Built in 1977

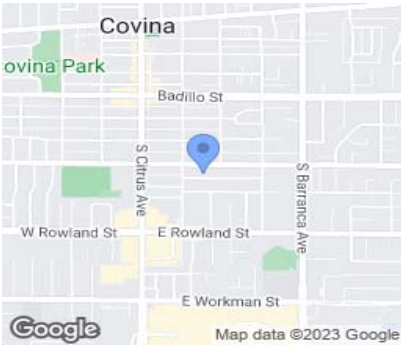
E of Citrus/S of Puente St

List / Sold:

\$1,549,000/\$1,549,000

5 days on the market

Listing ID: SR23071524



This stunning custom condo style triplex, is in excellent condition with one-of-a-kind features located in the heart of Covina. Given the rental upside potential for rent increases, this property presents a unique investment opportunity to any owner/user to live in one and lease out the other 2 units to support the mortgage. This newer style low maintenance building has had many upgrades over recent years and has a manicured professional landscaping and auto sprinkler systems. With 4,193 sf ft of interiors all residences are spacious and composed of a diverse mix of: (1) 3 bed/3 bath, (1) 2 bed/1.5 bath & (1) 1 bed/1 bath and 6 enclosed garages including 2 extra tall garages for RVs/boats & storage space. All units have central air/heat, balconies/patios, their own wash/dryer hook-ups and all are separately metered for utilities. The 3 bedroom residence is huge w/2,000 sf ft, vaulted ceilings, stain glass entry, granite kitchen, stainless steel appliances, balcony, patio, impressive double sided stone fireplace in the Living Rm/Family Rm. The luxurious primary en-suite bedroom also has double sided stone fireplace & beautiful bathroom w/porcelain floors & walk-in closet. All 3 residences are tastefully upgraded with too many features to mention!! Conveniently located to schools, shopping & freeways. Showings w/accepted offer only.

Facts & Features

- Sold On 05/18/2023
 - Original List Price of \$1,549,000
 - 2 Buildings
 - 6 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$1,262 (Estimated)
- Laundry: Electric Dryer Hookup, Inside, Washer Hookup
 - \$70800 Gross Scheduled Income
 - \$58061 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: Walk-In Closet
 - Floor: Carpet, Tile
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Disposal, Microwave, Water Heater
 - Other Interior Features: Balcony, Granite Counters, High Ceilings

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,739
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,463
 - Cable TV: 01910881
 - Gardener:
 - Licenses:
- Insurance: \$1,743
 - Maintenance: \$360
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	3	Unfurnished	\$2,650	\$2,650	\$3,300
2:	1	2	2	2	Unfurnished	\$1,650	\$1,650	\$2,500
3:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$2,000

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 3
 - Carpet:
 - Dishwasher: 3
 - Disposal: 3
- Drapes:
 - Patio:
 - Ranges: 3
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 614 - Covina area
 - Los Angeles County
 - Parcel # 8445022009

Michael Lembeck

Re/Max Property Connection

State License #: 01019397
Cell Phone: 714-742-3700

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR23071524

Printed: 05/21/2023 7:00:33 AM

Closed • Triplex

874 E Ladera St • Pasadena 91104

3 units • \$450,000/unit • 2,098 sqft • 5,928 sqft lot • \$548.14/sqft • Built in 1929

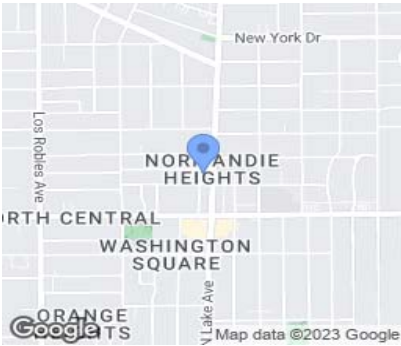
Cross St is Lake Ave

List / Sold:

\$1,350,000/\$1,150,000 ↓

152 days on the market

Listing ID: AR22227707



This beautifully remodeled triplex sits on a huge lot with plenty of parking space. Each unit has new kitchen cabinets and quartz countertops. All plumbing and electrical has been updated and permitted with new HVAC and tankless water heaters. All bathrooms have been upgraded with new tile, vanities, toilets and fixtures. There are hardwood floors with recessed lighting throughout all the units. The stucco and roof are also redone. Downstairs unit 102 has a kitchen and upstairs bedroom loft. Located minutes away from Old Town Pasadena and the Rose Bowl, location is everything and this investment has it all. ZONED CL SP-1b. Zoned for commercial, multi units and mixed use. Come take a look at this great investment opportunity while you can!

Facts & Features

- Sold On 05/18/2023
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02069085
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$0	\$0	\$2,700
2:	1	1	0	0	Unfurnished	\$0	\$0	\$3,200
3:	1	1	0	0	Unfurnished	\$0	\$0	\$2,700

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5848023003

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

4903 W 98th St • Inglewood 90301

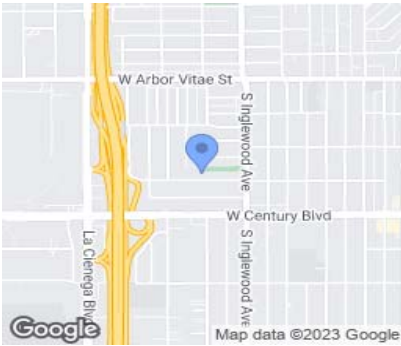
88 days on the market

3 units • \$398,333/unit • 2,121 sqft • 7,849 sqft lot • \$429.04/sqft •

Listing ID: CV22259774

Built in 1947

FROM 105 FWY EXIT HAWTHORNE AVE TRN RT ON HAWTHORNE, ON WEST CENTURY BLVD. TRN LFT, TRN RIGHT ON SOUTH INGLEWOOD BLVD, THEN LEFT ON WEST 98TH ST.



HIGHLY DESIRED LOCATION, AIR BNB POTENTIAL - NEAR SOFI STADIUM, LAX & JACK NORTHROP AIRFIELD, MAJOR RESTAURANTS & SHOPPING!! MIXED USE RESIDENTIAL & COMMERCIAL (3) UNITS ON (1) LOT. (2) BEDROOM (1) BATHROOM WITH WASHER AND DRYER HOOKUP IN EACH UNIT, ALSO EACH UNIT HAS THEIR OWN GAS, WATER, AND ELCTRICITY METERS. GREAT INVESTMENT PROPERTY - LANDLORD LIVE IN ONE UNIT AND RENT OTHER TWO UNITS OPTION.

Facts & Features

- Sold On 05/18/2023
 - Original List Price of \$1,195,000
 - 3 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Cooling: Central Air
 - \$958 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
 - \$54000 Gross Scheduled Income
 - \$45764 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen
- Other Interior Features: Ceramic Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,236
 - Electric: \$1,775.00
 - Gas: \$368
 - Furniture Replacement:
 - Trash: \$850
 - Cable TV: 01524746
 - Gardener:
 - Licenses:
- Insurance: \$2,117
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,126
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$12,000
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$18,000
3:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$24,000

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 3
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard, Trust sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 4023013012

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Triplex

List / Sold: \$999,000/\$1,037,500 ↑

3107 Gleason Ave • Los Angeles 90063

21 days on the market

3 units • \$333,000/unit • 1,966 sqft • 6,149 sqft lot • \$527.72/sqft • Built in 1952

Listing ID: WS23031169

Off of S Dacotah St



Would you like to have 2 tenants to help pay your mortgage?! This East Los Angeles triplex is the perfect investment opportunity for first time buyers or investors. The vacant rear unit is about 800 square feet and is newly remodeled with 2 bedrooms and 1 bathroom. This unit would be a great place to occupy or rent out for an additional \$2,400 per month! The other two units currently bring in \$1,750 and \$1,700, each featuring a one bedroom and one bath set up. Splitting utilities is easy with separate gas, water, and electric meters at each unit. Don't miss this chance to own an income-producing property that is just minutes from SGV, Arts District and Downtown LA!

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$999,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (See Remarks)
- Laundry: See Remarks
- \$70200 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$0
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$0
3:	1	2	1	0	Unfurnished	\$2,400	\$0	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179006009

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

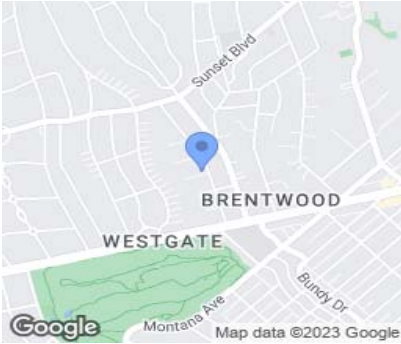
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

12203 Falkirk Ln • Los Angeles 90049
3 units • **\$733,333/unit** • **2,941 sqft** • **6,960 sqft lot** • **\$697.04/sqft** •
Built in 1946
North of San Vicente. Corner of Gretna Green Way and Falkirk Ln.

List / Sold:
\$2,200,000/\$2,050,000 ↓
21 days on the market
Listing ID: 23256819



Could this be your Brentwood trophy property? This rare, single-level triplex, situated in a primarily single-family neighborhood represents a rare opportunity for a lucrative investment. Built in 1946, this property features two one-bedroom and one-bath units, along with one two-bedroom and two-bath unit, and a 3-car garage. The units are spacious, with a living rm, dining rm, and kitchen configuration. Each unit is equipped with laundry hook-ups and central heat to ensure maximum comfort. Occupants enjoy the proximity to popular retail shops and restaurants, offering an array of culinary and shopping options. With its prime location and unique unit mix, this triplex is a remarkable opportunity for savvy investors. Don't miss the chance to own a piece of Brentwood's coveted real estate. Schedule a viewing today.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$2,200,000
- 1 Buildings
- Heating: Central
- \$47346 Net Operating Income

Interior

- Floor: Wood

Exterior

- Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$17,742
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00804484
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,600	\$2,600	\$0
2:	2	1	1		Unfurnished	\$1,324	\$1,324	\$0
3:	3	1	1		Unfurnished	\$1,500	\$1,500	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C06 - Brentwood area
- Los Angeles County
- Parcel # 4404003007

Michael Lembeck
State License #: 01019397

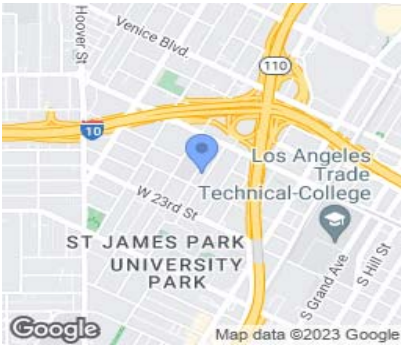
Re/Max Property Connection
State License #: 01891031

Closed •

List / Sold: **\$899,000/\$810,000** ↓

1965 Park Grove Ave • Los Angeles 90007
3 units • \$299,667/unit • 2,604 sqft • 6,564 sqft lot • \$311.06/sqft •
Built in 1898
West Washington Blvd to Park Grove Avenue

23 days on the market
Listing ID: 23254349



Welcome to this historical three-unit property! The grand main house has all of the the charm you would expect from the late 1890's: intricate molding, high ceilings, a large decorative fireplace, large rooms, and more. This secure large lot with a private gate spanning from one street to another is a very rare find. The two separate additional homes face the opposite street from the main house so there is privacy for all. Well maintained but not remodeled making it the perfect blank slate to make your dream home! Walking distance to USC Campus. Amazing opportunity for student housing.

Facts & Features

- Sold On 05/20/2023
- Original List Price of \$899,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Space Heater
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Dressing Area, Living Room, Master Bathroom, Walk-In Closet
- Appliances: Disposal, Refrigerator
- Floor: Carpet, Laminate, Wood

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01835767
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$3,000
2:	2	1	1		Unfurnished	\$985	\$985	\$1,350
3:	3	1	1		Unfurnished	\$577	\$1,350	\$1,350
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5124019018

Michael Lembeck

Re/Max Property Connection

Closed • [Quadruplex](#)

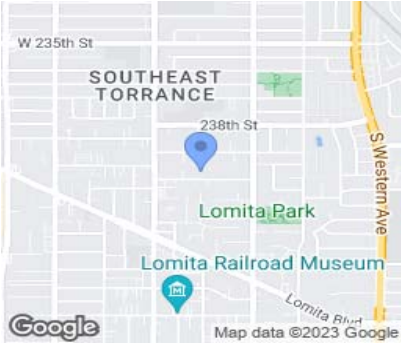
2101 242 St. • Lomita 90717
4 units • **\$375,000/unit** • **2,584 sqft** • **19,651 sqft lot** • **\$580.50/sqft** •
Built in 1937

List / Sold:

\$1,500,000/\$1,500,000

0 days on the market

Listing ID: DW23043312



Facts & Features

- Sold On 05/17/2023
- Original List Price of \$1,500,000
- 4 Buildings
- 0 Total parking spaces
- \$1,344 (Assessor)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	0	0	Unfurnished	\$0	\$0	\$0
2:	1	2	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 121 - Lomita area
- Los Angeles County

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income **LISTING ID:** DW23043312

Printed: 05/21/2023 7:00:33 AM

Closed • Triplex

5622 Monterey Rd • Highland Park 90042
4 units • \$275,000/unit • 2,662 sqft • 8,069 sqft lot • \$413.22/sqft •
Built in 1947
Monterey & Coleman

List / Sold:

\$1,100,000/\$1,100,000

119 days on the market

Listing ID: CV22238747



Looking for a great investment? Look no further! This is a phenomenal opportunity to acquire a 4-unit complex which consist of 2 Separate buildings, Main on Monterey (5622) Consists Of 3 Units One 2+1; Two 1+1(One Vacant). The 2nd Building is Single Family Res(Vacant) On Coleman, It Has 1bed+1bath with small office, a Circular Driveway(the eastern edge of the circular driveway has shared access with neighbor), back yard with an oversized storage shed. The property is located in the Hermon area of Highland Park, close to great restaurants, parks, and transit options to downtown LA. An ideal property that offers investors a substantial value add opportunity. Delivered with 2 vacant units. DO NOT DISTURB TENANTS OR WALK ON PROPERTY.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$1,100,000
- 2 Buildings
- 0 Total parking spaces
- \$690 (Estimated)
- Laundry: In Garage
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521876
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,162	\$1,162	\$2,400
2:	1	1	1	0	Unfurnished	\$973	\$973	\$1,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,700

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5301013015

Michael Lembeck

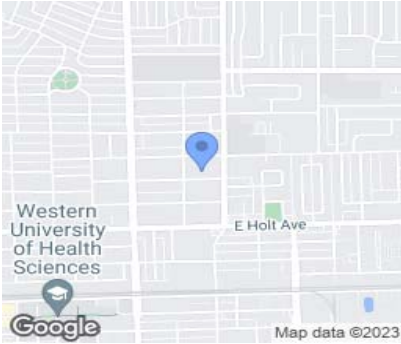
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

733 San Francisco Ave • Pomona 91767
4 units • \$242,500/unit • 2,688 sqft • 10,776 sqft lot • \$357.14/sqft •
Built in 1951
South of I-10, East of CA-57; Near the Intersection of N San Antonio Ave & San Francisco Ave

3 days on the market
Listing ID: CV23061479



Private Seller Financing available! We are pleased to exclusively offer for sale this 4 unit multi-family investment in the city of Pomona. The subject property is comprised of 100% single story construction and offers a unit mix of; 2(2Bed/1Baths) and 2(1Bed/1Bath). Tenants pay for electricity and gas while the owner pays for water and trash. Tenants enjoy onsite garage parking, and the property is located just minutes from Downtown Pomona. The subject property was recently painted from the exterior. A savvy investor can look to reposition the property and take advantage of the 46% upside in rental income! The seller is willing to provide private seller financing with the following terms: 40% down payment, 7 year term, 5% interest only payments, no pre-pay penalty.

Facts & Features

- Sold On 05/17/2023
 - Original List Price of \$970,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 0 Total carport spaces
 - \$1,033 (Estimated)
- \$57264 Gross Scheduled Income
 - \$33327 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,220
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$3,000
 - Cable TV: 02072854
 - Gardener:
 - Licenses:
- Insurance: \$1,075
 - Maintenance: \$3,000
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense: \$600
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,305	\$1,305	\$1,895
2:	1	2	1	1	Unfurnished	\$1,235	\$1,235	\$1,895
3:	1	1	1	1	Unfurnished	\$1,145	\$1,145	\$1,595
4:	1	1	1	1	Unfurnished	\$1,087	\$1,087	\$1,595

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8337008018

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • [Quadruplex](#)

List / Sold: **\$995,000/\$995,000** ↓

15220 S White Ave • Compton 90221

34 days on the market

4 units • \$248,750/unit • 3,016 sqft • 4,872 sqft lot • \$329.91/sqft • Built in 1960

Listing ID: CV23029055

West of I-710 & South of I-105; Near the Intersection of E Compton Blvd & S White Ave



NEW PRICE!!! 6.26% CAP RATE on Current Rents! We are pleased to exclusively offer for sale this 4-Unit investment property located in the city of Compton. The property consists of all 2-Bedroom/1-Bathroom units. Tenants enjoy onsite covered parking as well as gated entryways. While the units are separately metered for electricity and gas, the owner also charges back the tenants for water and trash through a RUBS system which charges back the tenants for those utilities as well. This quadruplex is located in a neighborhood with primarily single-family residences. The property currently boasts a Cap Rate of 6.26%, much higher than the average in the area, and provides significant upside for the next investor.

Facts & Features

- Sold On 05/19/2023
 - Original List Price of \$1,095,000
 - 1 Buildings
 - 4 Total parking spaces
 - 4 Total carport spaces
 - \$1,936 (Estimated)
- Laundry: Community
 - \$86217 Gross Scheduled Income
 - \$62334 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,297
 - Electric: \$471.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$650
 - Cable TV: 02033877
 - Gardener:
 - Licenses:
- Insurance: \$1,508
 - Maintenance: \$4,311
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,100
 - Other Expense: \$600
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,995	\$1,995	\$1,995
2:	1	2	1	0	Unfurnished	\$1,995	\$1,995	\$1,995
3:	1	2	1	0	Unfurnished	\$1,606	\$1,606	\$1,995
4:	1	2	1	0	Unfurnished	\$1,368	\$1,368	\$1,995

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6180013015

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

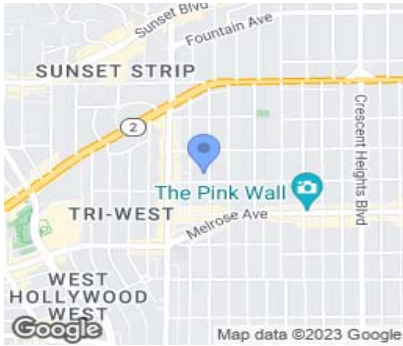
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

811 N CROFT Ave • Los Angeles 90069
4 units • **\$698,750/unit** • **4,016 sqft** • **6,500 sqft lot** • **\$659.86/sqft** •
Built in 1938
North of Melrose, East of La Cienega

List / Sold:
\$2,795,000/\$2,650,000 ↓
24 days on the market
Listing ID: 23254109



OFFERS DUE BY APRIL 17TH, 2023. Literally half a block away from the prestigious Melrose Place on one of the most desirable streets in West Hollywood! Calling all owner-users or developers; 811 North Croft Ave provides the perfect owner-user or development opportunity. This charming 4 plex building boasts large units, huge private patios, great curb appeal, privacy and hedges. Owner-users have the flexibility of creating their dream home while enjoying cash flow and development potential. Developers, don't miss an incredible opportunity to own on the 800 block of Croft with fabulous upside potential!

Facts & Features

- Sold On 05/18/2023
- Original List Price of \$2,795,000
- 1 Buildings

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$3,995	\$3,995	\$4,500
2:	1	1	1		Unfurnished	\$3,900	\$3,900	\$4,500
3:	1	1	1		Unfurnished	\$3,195	\$3,195	\$3,500
4:	1	1	1		Unfurnished	\$1,581	\$1,581	\$3,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529003031

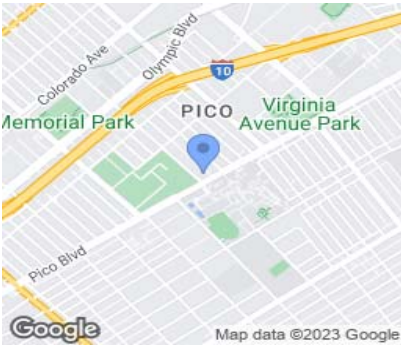
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

2015 17th St • Santa Monica 90404
4 units • \$425,000/unit • 2,952 sqft • 6,813 sqft lot • \$525.07/sqft •
Built in 1939
North of Pico on 17th Street.

List / Sold:
\$1,700,000/\$1,550,000 ↓
8 days on the market
Listing ID: 23252073



This Four unit apartment building has been in the same family for 70+ years. Consisting of Two 2-Bedroom/1-Bath units and Two 1-Bedroom/1-Bath units. Potential value add when remodeled and rents are brought to market rate. Units have carpet. Possible potential to convert 3-car garage to additional rental/ADU. Buyer to verify requirements. This building is located north of Pico - North of Santa Monica College, making it an ideal location for students or families. Shared driveway to garage access + additional outside/uncovered parking with alley access.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$1,700,000
- 2 Buildings
- 7 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Stackable
- \$60278 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Floor: Carpet
- Appliances: Refrigerator

Exterior

- Lot Features: Lawn
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$37,894
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management: 6872
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,831	\$2,831	\$3,500
2:	1	2	1		Unfurnished	\$2,420	\$2,420	\$3,500
3:	1	1	1		Unfurnished	\$2,019	\$2,019	\$2,700
4:	1	1	1		Unfurnished	\$921	\$921	\$2,700
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4274015008

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

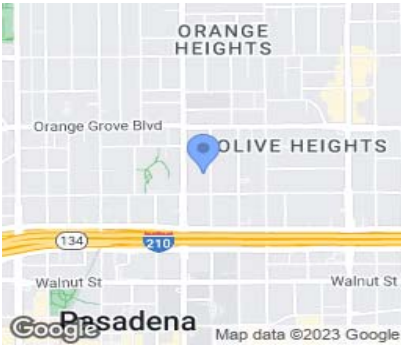
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23252073

Printed: 05/21/2023 7:00:33 AM

Closed • Commercial/Residential

545 N Oakland Ave • Pasadena 91101
5 units • \$396,000/unit • 3,497 sqft • 11,796 sqft lot • \$559.40/sqft •
Built in 1908
N Lake Ave W Villa St N Oakland Ave



List / Sold:
\$1,980,000/\$1,956,235 ↓
75 days on the market
Listing ID: OC23018495

Classic craftsman style 5 unit in prime NW Pasadena market. The property consist of (3) 2 bed 1 bath, (1) 1 bed 1 bath, and (1) studio units with 3.75% assumable financing at 4.71% in place and 5.31% pro forma cap. Each unit has an assigned parking space and in-unit laundry. Easy freeway access and minutes to Old Town Pasadena popular with young professional and student renters and rarely any vacancy. Pride of ownership, low maintenance and easy management makes 545 N Oakland a great property for all investors to add to their portfolio. Two newly constructed units not subject to Measure H rent control.

Facts & Features

- Sold On 05/17/2023
- Original List Price of \$2,250,000
- 3 Buildings
- 6 Total parking spaces
- \$1,055 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- \$144600 Gross Scheduled Income
- \$89401 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,969
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02111612
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$6,869
- Workman's Comp:
- Professional Management: 9615.9
- Water/Sewer: \$2,936
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,900	\$2,900	\$3,200
2:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$2,095
3:	1	0	1	0	Unfurnished	\$1,450	\$1,450	\$1,950
4:	1	2	2	0	Unfurnished	\$3,000	\$3,000	\$3,200
5:	1	2	2	0	Unfurnished	\$3,000	\$3,000	\$3,200

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5731004038

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

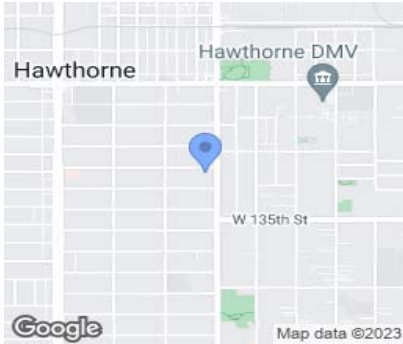
List / Sold:
\$1,795,000/\$1,750,000 ↓

25 days on the market

4018 W 133rd St • Hawthorne 90250
6 units • \$299,167/unit • 6,650 sqft • 8,702 sqft lot • \$263.16/sqft •
Built in 1962

Listing ID: 23236145

West of Prairie Avenue, South of El Segundo Boulevard, North of Rosecrans Avenue, East of Hawthorne Boulevard



Highly Desirable Hawthorne Location - West of Prairie Avenue | Significant Value-Add Potential - Approximately 88% in Rental Upside | 8.33% Pro-Forma Cap Rate & 8.98 Pro-Forma GRM | Large 6,650-Square Foot Building on an 8,702-Square Foot Lot | Outstanding Unit Mix of (One) Large 3-Bedroom/2-Bathroom Upgraded Unit, (Two) 3-Bedroom/1.5-Bathroom Units & (Three) 2-Bedroom/1-Bathroom Units | Front Large 3-Bedroom/2-Bathroom Upgraded Unit Contains Private Front Yard, Large Living Room & Washer/Dryer Hook-Ups | Back 3-Bedroom/1.5-Bathroom Unit Contains Private Balcony | Approximately 1 Mile from SpaceX & Tesla Design Center and 3 Miles from SoFi Stadium & Upcoming Intuit Dome (NBA Clippers Arena) | Copper Plumbing, On-Site Laundry Facility & 6 Carport Parking Spaces with Storage | No Local Rent Control - Defaults to AB 1482 | Strong Neighboring Employment: Space X, Tesla, & Aerospace Defense Companies

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$1,795,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- Laundry: Washer Included, Individual Room
- Cap Rate: 3.33
- \$59757 Net Operating Income
- 6 electric meters available
- 6 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$42,196
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,060	\$2,060	\$3,400
2:	1	2	1		Unfurnished	\$1,210	\$1,210	\$2,450
3:	1	3	1		Unfurnished	\$1,535	\$1,535	\$2,950
4:	1	2	1		Unfurnished	\$1,340	\$1,340	\$2,450
5:	1	2	1		Unfurnished	\$1,220	\$1,220	\$2,450
6:	1	3	1		Unfurnished	\$1,485	\$1,485	\$2,950
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045027014

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23236145

Printed: 05/21/2023 7:00:33 AM

Closed • Apartment

16200 S Ainsworth St • Gardena 90247

6 units • \$200,000/unit • 5,030 sqft • 6,752 sqft lot • \$232.60/sqft • Built in 1963

North of Gardena Blvd East of Vermont



List / Sold:

\$1,200,000/\$1,170,000 ↓

0 days on the market

Listing ID: SB23070133

Excellent Value Add Investment opportunity with over 70% upside in rental income located in a high demand rental pocket of Gardena. Low maintenance and easy to manage property with excellent unit mix of two 3 Bed/1 Bath and four 1 Bed/1 Bath units bringing in \$7,286 per month in rental income. It has a potential to convert on-site detached six parking spaces into ADUs for additional income. All tenants are up to date on rent; Three Section 8 Tenants.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$1,674 (Estimated)
- Cap Rate: 4.3
- \$87432 Gross Scheduled Income
- \$51482 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,327
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,616
- Maintenance: \$3,900
- Workman's Comp:
- Professional Management: 4372
- Water/Sewer: \$33,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,416	\$1,416	\$2,900
2:	1	1	1		Unfurnished	\$1,350	\$1,350	\$1,700
3:	1	1	1		Unfurnished	\$1,071	\$1,071	\$1,700
4:	1	1	1		Unfurnished	\$925	\$925	\$1,700
5:	1	1	1		Unfurnished	\$1,039	\$1,039	\$1,700
6:	1	3	2		Unfurnished	\$1,485	\$1,485	\$2,900

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 116 - North Gateway area
- Los Angeles County
- Parcel # 6120017019

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Commercial/Residential

39 N Sierra Bonita Ave • Pasadena 91106
6 units • \$300,000/unit • 4,065 sqft • 10,607 sqft lot • \$425.58/sqft •
Built in 1924

Northwest corner of E Colorado Blvd and N. Sierra Bonita Ave.



List / Sold:
\$1,800,000/\$1,730,000 ↓

46 days on the market

Listing ID: DW23022365

Facts & Features

- Sold On 05/19/2023
- Original List Price of \$1,800,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- \$1,408 (Estimated)
- Cap Rate: 3.27
- \$98136 Gross Scheduled Income
- \$58843 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,349
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,108
- Cable TV: 01522426
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management: 3925
- Water/Sewer: \$2,370
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,628	\$1,628	\$2,495
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,495
3:	1	2	1	1	Unfurnished	\$1,530	\$1,530	\$2,495
4:	1	1	1	1	Unfurnished	\$1,160	\$1,160	\$1,995
5:	1	1	1	1	Unfurnished	\$1,160	\$1,160	\$1,995
6:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,995

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 647 - Pasadena (SW) area
- Los Angeles County
- Parcel # 5737005020

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

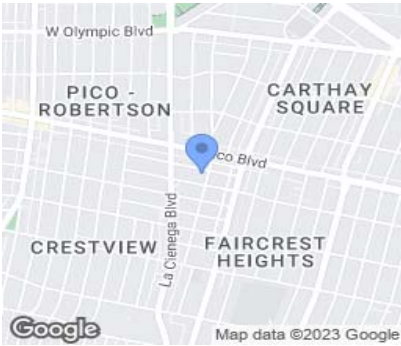
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

6108 Alcott St • Los Angeles 90035

6 units • \$400,000/unit • 5,210 sqft • 5,999 sqft lot • \$437.62/sqft • Built in 1961

Just South of Pico, one block East of La Cienega, West of Crescent Heights and North of Pickford.



List / Sold:
\$2,400,000/\$2,280,000 ↓

155 days on the market

Listing ID: 22206142

The SK Group of Marcus & Millichap is pleased to present 6108 Alcott Street, a six-unit apartment building in the Mid-City neighborhood of Los Angeles, adjacent to Pico-Robertson. For the first time on market in more than 44 years, 6108 Alcott Street has an excellent unit mix including one Studio, one 1Bed/1Bath and four 2Bed/1.5Bath units. Built in 1961, the subject property has 5,210 sf of improvements and sits on a 5,999 sf lot with on-site laundry facilities, security cameras, and 6 parking spaces that have seismic retrofitting completed. Having been owner occupied since the 1970s, the property has been well maintained and the spacious units have newer windows installed and select units have received remodels. With the owner-occupied unit delivered vacant at the close of escrow or shortly after the close of escrow and the potential for a couple additional vacancies after the close of escrow, an investor will have the opportunity to capture significant upside with this property. This is truly a rare opportunity for an investor looking to purchase in one of the more prime locations in Los Angeles. Located just east of La Cienega Blvd and south of Pico, 6108 Alcott Street is within walking distance from kosher restaurants, synagogues, the post office, and a multitude of retail stores. Being centrally located in the heart of Los Angeles, the property is a short distance away from the I-10 freeway, Beverly Hills, West Hollywood, Century City, the Beverly Center, Cedars Sinai Medical Center, Kaiser Permanente, LACMA and plenty more that Los Angeles has to offer.

Facts & Features

- Sold On 05/15/2023
- Original List Price of \$2,600,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 3.12
- \$56410 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$46,319
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,247	\$1,247	\$1,700
2:	1	1	1		Unfurnished	\$1,282	\$1,282	\$2,150
3:	4	2	1		Unfurnished	\$1,950	\$7,803	\$10,600
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5068003012

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22206142

Printed: 05/21/2023 7:00:33 AM

Closed •

List / Sold:

\$1,295,000/\$1,240,000 ↓

7 days on the market

Listing ID: 23247289

1016 W 102nd St • Los Angeles 90044
6 units • \$215,833/unit • 3,634 sqft • 8,305 sqft lot • \$341.22/sqft •
Built in 1950

The subject property is located in the County of Los Angeles. The property is situated south of Century Boulevard, North of Imperial Highway, West of Vermont Avenue and East of Budlong Avenue.



We are pleased to offer this six unit investment opportunity, located in the County of Los Angeles. The unit mix consists of six 1+1 units. The investment consists of approximately 3,634 of rentable square feet and is situated on an approximately 8,305 square foot parcel. Recent property upgrades include a new surveillance system, new exterior paint, new exterior lighting, new exterior building and unit numbers, and all six of the units have recently been renovated. The building amenities include four owner occupied garage parking spaces with the potential to be converted to ADUs for additional income, a secured gated entry, an on-site laundry room for additional income, and the property is separately metered for both gas & electricity.

Facts & Features

- Sold On 05/17/2023
- Original List Price of \$1,295,000
- 3 Buildings
- Cap Rate: 7.03
- \$91060 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,247
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,925	\$1,925	\$1,925
2:	1	1	1		Unfurnished	\$1,920	\$1,920	\$1,925
3:	1	1	1		Unfurnished	\$1,745	\$1,745	\$1,925
4:	1	1	1		Unfurnished	\$1,467	\$1,467	\$1,925
5:	1	1	1		Unfurnished	\$1,890	\$1,890	\$1,925
6:	1	1	1		Unfurnished	\$1,538	\$1,538	\$1,925
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6060024006

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Commercial/Residential**

3840 Baldwin Ave • El Monte 91731
7 units • \$171,429/unit • 4,236 sqft • 26,240 sqft lot • \$401.32/sqft •
Built in 1951
East of Temple City

List / Sold:
\$1,200,000/\$1,700,000 ↑

19 days on the market

Listing ID: SR23009723



6 units on a large lot with huge potential and upside in an average plus location. Rents are below market; there is considerable deferred maintenance which is reflected in the price. All income and expense statements are provided by the management company, buyer to verify. Some units may be vacant or may become vacant during escrow, buyer will be notified accordingly. All figures that are stated are based on statements provided by the management company in September, recent statements can be downloaded from the supplement section.

Facts & Features

- Sold On 05/18/2023
- Original List Price of \$1,200,000
- 6 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$0 (See Remarks)
- Laundry: See Remarks
- \$131040 Gross Scheduled Income
- \$47103 Net Operating Income
- 6 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, See Remarks
- Floor: See Remarks
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Needs Repair
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$44,083
- Electric: \$200.00
- Gas: \$93
- Furniture Replacement:
- Trash: \$5,803
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$3,716
- Maintenance:
- Workman's Comp:
- Professional Management: 4160
- Water/Sewer: \$5,730
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,950	\$1,950	\$2,000
2:	1	1	1	0	Unfurnished	\$850	\$850	\$900
3:	1	2	1	0	Unfurnished	\$1,895	\$1,895	\$1,900
4:	1	1	1	0	Unfurnished	\$1,525	\$1,525	\$1,525
5:	1	3	2	0	Unfurnished	\$1,650	\$1,650	\$1,650
6:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,500
7:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,650

Of Units With:

- Separate Electric: 6
- Gas Meters: 7
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8578008027

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

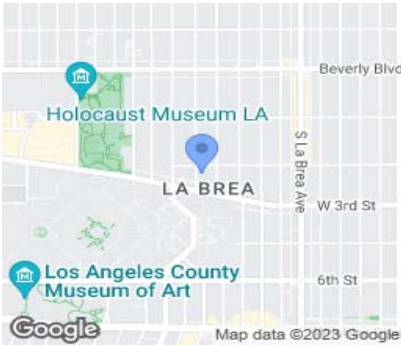
CUSTOMER FULL: Residential Income LISTING ID: SR23009723

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Closed •

210 S Fuller Ave • Los Angeles 90036
8 units • \$409,375/unit • 9,376 sqft • 7,334 sqft lot • \$343.96/sqft •
Built in 1930
S Fuller Ave & W 3rd St Major Cross Streets

List / Sold:
\$3,275,000/\$3,225,000 ↓
21 days on the market
Listing ID: 23256647



LOW LOW RENTS! 45% UPSIDE POTENTIAL. SELLER FINANCING OFFERED (40% Down Payment - Rate of 5.0% Interest Only for 1 Year) 210 S Fuller Ave - Trophy 8-Unit French Normandy Multi-Family Asset ideally located on one of the best streets in Miracle Mile North, between Beverly Boulevard & 3rd Street in Prime 90036, Los Angeles. This unique property boasts a desirable unit mix of 8 Large 2+1 Townhouse-Style units and is just blocks away from The Grove. The facade has etched carvings, along with turrets and decorative spires on both sides of the property. The units have a 1930s-style feel with crown molding, wainscoting, a decorative fireplace, large windows, and original hardwood floors. Please do not disturb the tenants. Showings will be subject to an accepted offer.

Facts & Features

- Sold On 05/16/2023
- Original List Price of \$3,325,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Cap Rate: 3.14
- \$102321 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$77,144
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,670	\$1,670	\$2,800
2:	2	2	1		Unfurnished	\$2,200	\$2,200	\$2,800
3:	3	2	1		Unfurnished	\$2,200	\$2,200	\$2,800
4:	4	2	1		Unfurnished	\$1,883	\$1,883	\$2,800
5:	5	2	1		Unfurnished	\$1,800	\$1,800	\$2,800
6:	6	2	1		Unfurnished	\$1,800	\$1,800	\$2,800
7:	7	2	1		Unfurnished	\$2,200	\$2,200	\$2,800
8:	8	2	1		Unfurnished	\$1,665	\$1,665	\$2,800
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5512019016

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Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23256647

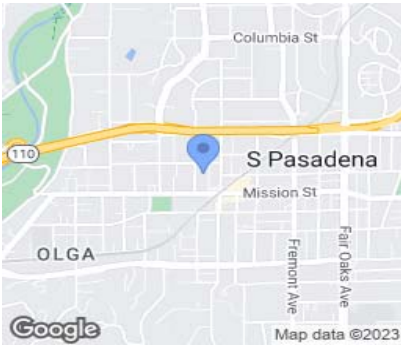
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Closed • Apartment

\$4,600,000/\$4,450,000 ↓

714 Prospect Ave • South Pasadena 91030
10 units • \$460,000/unit • 9,704 sqft • 11,994 sqft lot • \$458.57/sqft •
Built in 1963
north of Mission St

46 days on the market
Listing ID: AR23019187



714 Prospect Ave, a pride-of-ownership 10-unit apartment in one of the best locations in the City of South Pasadena, California. The property offers a superb location on Prospect Ave in the Mission Street Downtown District, and within walking distance to almost all the amenities city of South Pasadena has to offer. The property has been in the same ownership for more than 30 years and this is the first time it has been offered for sale. It offers an exceptional location on a quiet and mature residential street on Prospect Ave and crossing Mission Street where most of the retail stores are located. A block from Metro Gold Line Station on Meridian St, and from weekly South Pasadena Farmers Market, and within walking distance all these amenities and restaurants: South Pasadena City Hall & Police Department, Trader's Joe, Nicole's Market & Café, Fair Oaks Pharmacy, Mike & Anne's Restaurant, Jones Coffee, South Pasadena Historical Museum, and so much more. It has a Walk Score 89 out of 100. It is also located within the South Pasadena School District with its superb demographics and an average household income of ±\$140,474 within a mile radius. The property offers a pride of ownership and an excellent curb appeal atmosphere. It is a two-story garden style apartment that was built in 1963 with beautiful landscaping. It has a total of 9,704 SF total building and situated on a ±11,994 square feet lot. Ownership have completed many important upgrades including NEW roof in 2020, copper plumbing (buyer to verify), new artificial turf in 2020, 4 new A/C units. It has a shared laundry room (seller own machines) and is separately metered for electricity and gas with individual water heater in each unit. Parking is provided by 15 carport spaces in the back. The property offers an excellent unit mix of four (4) spacious 2bed+1-3/4bath and six (6) large 1bed+1bath units. Each unit has central A/C and heating and individual water heater (4 units have new A/C). Approximately 8 units have been upgraded with modern upgrades such as new luxury vinyl flooring, new kitchen with quartz/granite countertops + dishwasher and stainless-steel appliances, and new bathroom. Each unit has private patio/balcony. All units are large with plenty of natural light. The property is situated in Mission Street Downtown District, on a quiet Prospect Ave and within walking distance to Mission St, Fair Oaks Avenue Retail District, restaurants, shopping, city hall, etc.

Facts & Features

- Sold On 05/15/2023
 - Original List Price of \$4,700,000
 - 1 Buildings
 - Levels: Two
 - 15 Total parking spaces
 - 15 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$3,481 (Assessor)
- Laundry: Common Area
 - Cap Rate: 0
 - 11 electric meters available
 - 11 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 02021933
 - Gardener:
 - Licenses: 0
- Insurance: \$0
 - Maintenance: \$0
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	1	2	4	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 11
 - Gas Meters: 11
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 0
 - Disposal: 10
- Drapes:
 - Patio:
 - Ranges: 10
 - Refrigerator: 10
 - Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5315017007

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR23019187

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Closed •

811 S Union Ave • Los Angeles 90017

30 units • \$123,333/unit • 17,364 sqft • 7,495 sqft lot • \$184.29/sqft •

Built in 1906

\$3,700,000/\$3,200,000 ↓

28 days on the market

Listing ID: 23245289

The subject property is located on Union Ave just South of W. 8th St between Alvarado and the 110 Fwy.



The subject property is a thirty two (32) Unit Apartment Building located in the Westlake/ McArthur Park submarket of Los Angeles just West of Downtown. The apartment building is three stories and includes 17,364square feet. There are (22) Studios, (8) 1 Bed/1 Bath and (2) 2 Bed/1 Bath units. Buyer to do their own investigation to confirm total number of legal units in the building. Both gas and electric are master metered for all units. The building was built in 1906 and sits on a 7,495 Square foot zonedLAC2-1. The building sits in the Westlake Recovery Area is designated as a Transit Oriented Community Tier 3 allowing for an 80% density bonus. The property faces East on Union Ave with walk up entry to the lobby. There are two private areas on both sides of the front walk up occupied by tenants. A billboard owned by Lamar is located at the front of the property on the Northern property line. There is alley access at the rear of the property with entry on both 8th St. to the North and James M. Wood to the South.

Facts & Features

- Sold On 05/16/2023
 - Original List Price of \$3,700,000
 - 1 Buildings
 - Levels: Multi/Split
 - 0 Total parking spaces
 - 0 Total carport spaces
 - Heating: Wall Furnace
- Cap Rate: 3.88
 - \$143443 Net Operating Income

Interior

- Appliances: Gas Range

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$210,651
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	22	0	1		Unfurnished	\$834	\$18,347	\$28,600
2:	2	2	1		Unfurnished	\$1,449	\$2,898	\$3,700
3:	8	1	1		Unfurnished	\$1,143	\$12,400	\$9,146
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5142017003

Michael Lembeck
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Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23245289

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